

# Housing and care: Good practice guide

**JANUARY 2023**

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# Contents

1. Introduction.....	1
2. Housing and care framework .....	3
3. Housing and care: 9 good practice actions .....	6
A. Evidence and strategy.....	6
B. Market shaping, planning and funding.....	13
C. Delivery and outcomes .....	21
Resource bibliography .....	29
About South West ADASS .....	31
About the Housing LIN.....	32

# 1. Introduction

## Introduction

The South West Association of Directors of Adult Social Services (ADASS) and the Housing Learning & Improvement Network (Housing LIN)<sup>1</sup> have joined together to produce an accessible and practical resource that supports councils, with their local partners, to plan for and deliver the range of housing and care options needed by older people and working age adults with care/ support needs (this includes working age adults with eligible care needs as well as young people and adults with support needs, for example people at risk of homelessness and care leavers).

The 9 actions set out in this guide are drawn from engagement and discussion with all councils in the south west of England, local and national good practice examples and a range of relevant resources and tools.

This guide is aimed at commissioners at councils with responsibility for adult social care<sup>2</sup> however it is also relevant to council staff with responsibility for adult social care operational delivery, Children's services commissioning and operations, housing strategy and enabling, planning policy, housing advice and revenues and benefits.

## Purpose

The South West ADASS Regional Programme focusses on what councils can do better together and with partners to help lead improvement in adult social care services through an established structure of networks and groups. Through these networks there is a strong interest in improving planning for and delivery of housing options for older people and working age adults with care and support needs.

This guide is intended to be a practical resource that sets out what 'good' looks like for a council that has an effective and successful approach to housing and care, with 'case study' examples that councils can use to support and improve local delivery.

Ahead of the implementation of the Department of Health and Social Care's (DHSC) £300m Housing Transformation Fund this year, as referenced in the Adult Social Care Reform White Paper, it is also intended to support the development of housing and care across the south west regional footprint and to assist councils to take a long-term strategic approach towards housing development for older people and working age adults with care/support needs.

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<sup>1</sup> [www.housinglin.org.uk](http://www.housinglin.org.uk)

<sup>2</sup> Commissioning in this context typically means health and social care organisations collaborating and sharing responsibility for integrated care services and their outcomes.

## 2. Housing and care framework

### Developing the housing and care guide

Meetings were held with each council in south west England during the summer and autumn of 2021 to identify the key challenges and opportunities councils are facing in terms of planning for and delivering housing and care options for older people and working age adults with care/ support needs.

The content of this guide reflects the requirements of councils in the south west in terms of addressing these challenges and opportunities.

Key challenges and opportunities identified by councils in the south west included:

- The requirement to have an up-to-date evidence base in relation to the housing needs of older people and working age adults with care/support needs.
- A requirement for a 'model' for housing needs assessments that councils can update internally (in order to develop capability/resilience).
- Commissioning plans for housing and accommodation are hampered by a lack of, or a limited, housing needs evidence base.
- Local Plans rarely have sufficient reference to the housing needs of older people and/or other people with care/support needs, often because the evidence base is not sufficiently robust.
- There is a lack of examples and/or experience of developing business cases to secure council land/capital investment in supported housing development.
- NHS capital funding is available but is targeted at limited cohort of people and most housing providers are uninterested in this funding source.
- Supported housing market uncertainty over last 5+ years has disincentivised both 'mainstream' and specialist housing providers (typically housing associations); this 'gap' is often being filled by private equity funded housing providers, but this may come with greater risks in terms of value for money and sustainability.
- There is a need to 'restimulate' the local markets to encourage and incentivise housing providers to deliver what councils and older people and working age adults with care/support needs require.
- Securing access to general needs self-contained affordable housing is consistently challenging.
- The descriptions and 'labels' of some supported accommodation (such as 'extra care housing', 'sheltered housing') are often no longer helpful; in some instances they are putting off people from moving to them.
- Many councils don't have sufficient resources for a comprehensive approach to assuring the quality of supported housing, including the challenge of coordinating value for money scrutiny alongside assurance of the quality of accommodation and support services.

- Aligning operational social care staff with housing delivery can be challenging, e.g. supporting people to move to supported accommodation where it is developed.
- There is often limited tailored housing information and advice available for older people and working age adults with care/support needs.
- The majority of councils in the south west already have a programme to deliver additional housing and supported housing for older people and working age adults with care/support needs. There is a strong appetite to address challenges that can limit the effectiveness of these programmes.

To address these challenges and opportunities a housing and care 'framework' of 9 actions is set out below. The components of the 'framework' not only reflect the feedback from councils in relation to the actions that will help to address these challenges and opportunities but also provide a useful context for councils in the wish to further develop their strategic and operational plans drawing on the DHSC's Housing Transformation Fund. For each of the 9 good practice actions, the guide sets out the rationale, who would take a lead, suggested activity to achieve the action, brief case studies from the south west and nationally, and links to other resources.

## A housing and care framework

Evidence and strategy	Market shaping, planning and funding	Delivery and outcomes
<p><i>1. Assessment of need for housing and supported accommodation for older people</i></p> <p>Identify the need for a diverse range of housing and accommodation options suited to older people, including specialist/supported accommodation and mainstream housing.</p>	<p><i>4. Encouraging and stimulating the market of housing and supported accommodation providers</i></p> <p>Maximising the range of housing providers to enable a mix of housing and supported accommodation to be available to meet identified needs.</p>	<p><i>7. Housing and supported accommodation delivery</i></p> <p>A programme that sets out how the required housing and supported housing to meet identified needs will be delivered in practice.</p>
<p><i>2. Assessment of need for housing and supported accommodation for working age adults with care/support needs</i></p> <p>Identify the need for a diverse range of housing and accommodation options suited to working age adults with care/support needs, including specialist/supported accommodation and mainstream housing.</p>	<p><i>5. Making best use of planning and housing policy</i></p> <p>Using planning and housing policy to support development of supported and accessible homes that meet identified need.</p>	<p><i>8. Managing the quality and value for money provided by supported housing</i></p> <p>Ensuring that housing and supported accommodation used by older people and working age adults with care/ support needs is of a good quality, achieves positive outcomes for people and represents value for money.</p>
<p><i>3. Developing plans/strategies covering housing and supported accommodation for older people and working age adults with care/support needs</i></p> <p>A concise plan, strategy or investment prospectus that identifies the mix of housing and accommodation that needs to be commissioned to meet identified needs.</p>	<p><i>6. Resourcing and funding housing and supported accommodation</i></p> <p>Maximising the range of capital funding and land/ sites to support the delivery of housing and supported accommodation.</p>	<p><i>9. Access to housing and supported accommodation: provision of information and advice</i></p> <p>Ensuring people with care/ support needs have access to good quality information and advice about their housing options.</p>

## 3. Housing and care: 9 good practice actions

### A. Evidence and strategy

1. **Assessment of need for housing and supported accommodation for older people:** Identify the need for a diverse range of housing and accommodation options suited to older people, including specialist/supported accommodation and mainstream housing.

#### ***Why take this action?***

As set out in the DHSC's Housing Transformation Fund, to have a comprehensive understanding of the future housing needs of older people is the core evidence required for commissioning, housing delivery, planning policy and maximising housing options for older people. As council Local Plans typically are planning for 15-20 years ahead, it is desirable that assessments of need cover similar timeframes, accepting that certainty will diminish over time.

#### ***Who should do this?***

Councils with responsibility for housing, planning, and adult social care.

Integrated Care Systems leads with responsibility to plan for the health and care needs of older people.

#### ***How to achieve this***

- Use latest ONS release population data to identify trends in 55+, 65+, 75+ and 85+ population in the council's area for the next 15+ years.
- Use evidence of the health profile of the older population to identify trends in the incidence of health conditions that may influence need for different types of accommodation, e.g. changes in the prevalence of dementia over the next 10+ years.
- Identify the current tenure breakdown of the older population and indicators of relative wealth and deprivation, to inform likely future tenure mix of housing that will be required.
- Assess the current future evidence of the social care needs of the older population, such as number and level of domiciliary care packages in the community, use of care home beds, to identify likely future need for housing with care options.
- Complement quantitative evidence with qualitative evidence in relation to people's housing and accommodation preferences in later life, drawing on local research with older people and information from voluntary services.
- Using this range of data undertake analytics and modelling to generate estimates of need for a range of types of housing and accommodation, including mainstream housing that is 'care ready', retirement housing (for rent and for sale), housing with care (for rent and for sale), residential and nursing care, as well as the need for adaptations to existing properties.



## ***Case studies***

**Brighton & Hove City Council** undertook an assessment of need for housing suited to older people in 2019. This assessment took account of the existing supply of specialist housing and housing support in Brighton & Hove for older people and its suitability in relation to older people's needs; local consultation about older people's preferences for housing and care; and estimated demand for specialist housing/accommodation for older people.

<https://www.brighton-hove.gov.uk/sites/default/files/2021-05/ED01%20BH%20Older%20People%20Housing%20Needs%20%28Nov%202019.pdf>

**Torbay Council**, as part of its Plan for Housing in Later Life 2019-2024, undertook an assessment of need for different types of housing and accommodation suited to older people, including consultation with local people and other stakeholders.

<https://www.local.gov.uk/case-studies/torbay-council-supporting-elderly-through-housing>

## ***Evidence and resources***

ONS 2018-based household population projections. This provides evidence at local authority level and potentially down to ward level, as a means to identify demographic trends

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/householdprojectionsforengland/2018based>

Local Joint Strategic Needs Assessment (JSNA). The JSNA will typically include a range of data in relation to the local population of older people. This will include known/estimated population, age profile and population characteristics.

Example from Plymouth:

<https://www.plymouth.gov.uk/publichealth/factsandfiguresjointstrategicneedsassessment/aboutjointstrategicneedsassessments>

Data from the Adult Social Care Activity and Finance Report provides evidence in relation to provision of adult social care services at local authority level.

<https://digital.nhs.uk/data-and-information/publications/statistical/adult-social-care-activity-and-finance-report>

Index of Multiple Deprivation (IMD) and Income Deprivation Affecting Older People Index (IDAOPI) evidence. This can be used to identify the relative wealth and deprivation of the older population in a local authority area as an indicator of likely future housing tenure requirements.

<https://lginform.local.gov.uk/reports/lgastandard?mod-metric=4564>

Housing and care/support providers. Evidence from a local authority's existing housing and care/ support provider partners may include evidence in relation to housing/accommodation that is no longer meeting people's needs (for example, existing forms of 'sheltered housing') and evidence of unmet housing need from individuals approaching them for housing.



- 2. Assessment of need for housing and supported accommodation for working age adults with care/support needs:** Identify the need for a diverse range of housing and accommodation options suited to working age adults with care/support needs, including specialist/supported accommodation and mainstream housing.

### ***Why take this action?***

As set out in the DHSC's Housing Transformation Fund and DLUHC's Supported Housing Improvement Fund prospectus for councils, to have a comprehensive understanding of the future housing needs of working age adults with care/support needs is the core evidence required for commissioning, housing delivery, planning policy and maximising housing options for working age adults with care/support needs.

### ***Who should do this?***

Councils with responsibility for housing, planning, and adult social care.

Integrated Care Systems leads with responsibility to plan for the health and care needs of, for example, people with mental health needs, people with learning disabilities, people at risk of homelessness.

### ***How to achieve this***

- Use relevant data to identify the populations of, for example people with learning disabilities using Short- and Long-Term Support (SALT) data and/or Projecting Adult Needs and Service Information (PANSI) data; people with mental health needs using Mental Health Services Data Set (MHSDS); people at risk of homelessness using DLUHC data<sup>3</sup>. Draw on local evidence to estimate likely size of relevant populations over next 5+ years, for example, the number of children and young people (aged from 14-18 years) with learning disabilities, often referred to as being in 'transition, are identified to the Adult Social Care department, typically by the local authority Children's Services.
- Identify the current accommodation status of these populations for example, using SALT and MHSDS data. Identify the current range of housing options available to people, drawing on, for example, contractual evidence, and the suitability of the current range of housing in terms of meeting future needs.
- Identify the likely need for accessible housing from, for example, applications for Disabled Facilities Grants, occupational therapy referral and assessment evidence, applications for social housing where an accessibility need is identified.
- Assess the current evidence of the social care and support needs of this population with a focus on indicators of need for alternative accommodation, such as number of people living with family carers where this is unlikely to be sustainable, admission to inpatient services, admissions to care homes, to identify likely future need for housing with care options.
- Complement quantitative evidence with qualitative evidence in relation to people's housing and accommodation preferences, drawing on local research with people with learning disabilities, people with mental health needs, people with physical and sensory disabilities, other people with support needs, information from voluntary services.
- Using this range of data undertake analytics and modelling to generate estimates of need for a range of types of housing

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<sup>3</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness>

and accommodation, including mainstream housing with support, supported housing, shared lives, wheelchair accessible housing.

### ***Case study***

**Royal Borough of Kingston** undertook an assessment of the need for housing and supported accommodation in 2020 for a range of citizens, including people with learning disabilities, people with mental health needs, people with physical disabilities and people at risk of homelessness. This included consultation with local people about their housing preferences as well as use of quantitative evidence of housing need.

<https://www.kingston.gov.uk/downloads/file/614/kingston-housing-and-supported-accommodation-need-assessment>

### ***Evidence and resources***

Local authority and NHS data returns that apply to the identified population e.g. local authority SALT data returns and MHSDS will potentially include:

- Population size (of people with learning disabilities known to a local authority) and people with mental health needs known to specialist NHS services.
- The current accommodation status of people.
- The number of people with learning disability and people with mental health needs living in residential care and nursing care settings.

<https://digital.nhs.uk/data-and-information/publications/statistical/adult-social-care-activity-and-finance-report>

<https://digital.nhs.uk/data-and-information/data-collections-and-data-sets/data-sets/mental-health-services-data-set>

PANSI population and care trend data that is available to councils. This will typically include current population of people with learning disabilities/autism and people with mental health needs (including people not eligible for a social care package from the council); and anticipated trends in the population of people with learning disabilities/autism and people with mental health needs.

<https://pansi.org.uk/>

The JSNA will typically include a range of data in relation to the local population of people with learning disabilities, people with mental health needs and people at risk of homelessness. This may include known/estimated population, age profile and population characteristics.

Example from Bristol:

<https://www.bristol.gov.uk/policies-plans-strategies/joint-strategic-needs-assessment>

Care management and assessment systems. This may provide service in relation to:

- Unmet and likely housing/accommodation needs.
- Indicators of need for accommodation/housing, e.g. number of people with disabilities who are wheelchair users/need adapted housing.

Contractual evidence held by local authorities that will identify:

- People who have been placed in residential care or similar settings outside of the local authority area.
- Changing need for housing and accommodation from reviews of contracts that a Council may have for housing and care/support services.

Local research/direct engagement with people and informal supporters. This will provide direct evidence of the housing and accommodation preferences of people with learning disabilities/ autism, people with mental health needs, people with physical disabilities, other people with support needs.

Housing and care/support providers. Evidence from a local authority's existing housing and care/ support provider partners may include evidence in relation to housing/accommodation that is no longer meeting people's needs (for example, existing forms of shared supported housing) and evidence of unmet housing need from individuals approaching them for housing.

- 3. Developing plans/strategies covering housing and supported accommodation for older people and working age adults with care/support needs:** A concise plan, strategy or investment prospectus that identifies the mix of housing and accommodation that needs to be commissioned to meet identified needs.

***Why take this action?***

In order to have a wide range of housing options available, both for older people and working age adults with care/support needs, as set out in the DHSC's Housing Transformation Fund and DLUHC's Supported Housing Improvement Fund prospectus for councils, local authorities with their partners, need a plan that sets out how a mix of housing options will be commissioned.

***Who should do this?***

Councils with responsibility for housing, planning, and adult social care.

Integrated Care Systems leads with responsibility to plan for the health and care needs of older people, people with mental health needs, people with learning disabilities, people at risk of homelessness.

***How to achieve this***

Setting out commissioning and strategic intentions for a range of housing options, which will include:

- Supported housing: where care and/or support is a core part of the housing offer.
- Specialist accommodation: housing that is specifically for people with particular needs or characteristics, e.g. age-designated housing or adapted/wheelchair accessible but where there may not be care or support directly linked.
- Mainstream accommodation: general needs/mainstream housing designed for all but where it might also suit those with particular needs and characteristics, e.g. with the addition of appropriate care and/or floating support or minor adaptations that could accommodate people with support needs and/or disabilities

Having a plan, strategy or investment prospectus that commissions a range of housing that enables people to live independently, with support and care where necessary, which can be achieved by:

- Making the best use of existing accommodation, for example, by utilising Disabled Facilities Grant to fund works and adaptations that will enable people to remain in their own homes and live independently for as long as possible whilst reducing the need for social care.
- Commissioning a range of new build specialist and supported housing over the next 10+ years, that is tailored to reflect the identified needs within local communities.
- Ensuring that support and care services, provided to people within supported housing as well as those living in mainstream housing, are effective in promoting people's wellbeing and independence.

## ***Case studies***

The Gloucestershire wide Housing with Care Strategy sets out **Gloucestershire County Council's** commitment, along with its District Council and NHS partners, to developing its housing with care offer for people which provides security of tenure with flexible on-site care arranged according to need.

[https://www.gloucestershire.gov.uk/media/2108909/housing-with-care-report\\_17feb\\_21.pdf](https://www.gloucestershire.gov.uk/media/2108909/housing-with-care-report_17feb_21.pdf)

**Nottinghamshire County Council** has developed a strategy that sets out how the Council optimises the commissioned services that make up its supported accommodation offer for working age adults in Nottinghamshire who have care and support needs, which includes people with long-term illnesses, people with learning disabilities, people with Autism/Asperger's, people with physical and sensory disabilities and people with mental ill-health.

<https://www.nottinghamshire.gov.uk/media/2322827/housingwithsupportstrategy2019adults18to64.pdf>

## ***Checklist: resources and considerations***

The necessary evidence base for a housing commissioning plan/strategy requires a comprehensive assessment of local need for housing amongst older people and working age adults with care/ support needs (see actions 1 and 2).

It is prudent and desirable to complement quantitative evidence of need for housing with the perspectives of older people and working age adults with care/support needs in terms of their housing preferences (see action 2). This underpins a 'co-production' approach and provides a more robust evidence of need.

An assessment of the availability of capital funding and land/sites to support the delivery of new housing and adaptations of existing homes is a necessary pre-requisite for a housing commissioning plan (see action 6).

The Department for Levelling Up, Housing and Communities and Department of Health and Social Care have issued guidance for local authorities in England on the effective delivery of the Disabled Facilities Grant (DFG) to best serve the needs of local older and disabled people.

<https://www.gov.uk/government/publications/disabled-facilities-grant-dfg-delivery-guidance-for-local-authorities-in-england>

A successful housing commissioning plan/strategy is likely to seek innovation and good practice from providers of housing and support and require that this is reflected in the type and mix of housing and supported accommodation developed, for example, in relation to incorporating contemporary design standards and features and the use of technology enabled care.

<https://www.housinglin.org.uk/Topics/browse/Design-building/> & <https://www.housinglin.org.uk/TECH/>

## **B. Market shaping, planning and funding**

- 4. Encouraging and stimulating the market of housing and supported accommodation providers:** Maximising the range of housing providers to enable a mix of housing and supported accommodation to be available to meet identified needs.

### ***Why take this action?***

As set out in the DHSC's Housing Transformation Fund and DLUHC's Supported Housing Improvement Fund prospectus for councils, a local authority and their integrated care system (ICS) partners will want to:

- Have a mix of housing providers that can deliver and offer access to the range of housing options required by older people and working age adults with care/support needs.
- Encourage and incentivise housing providers to meet a local area's housing requirements including for specialist and supported housing.
- Use a housing market engagement process to encourage housing providers that can demonstrate they can deliver housing to a high quality and are organisations that are well managed, are financially sustainable and have a long-term interest in meeting the needs of older people and working age adults with care/support needs.

### ***Who should do this?***

Commissioners of adult social care.

Council Officers with responsibility for housing strategy/enabling and planning policy.

### ***How to achieve this***

A potential approach that a council and its commissioning partners can take to engage with both existing and potential new housing partners may include:

1. A launch of the local authority's approach to housing and accommodation for older people and working age adults with care/support needs. This will be a communication about the council's plans/strategy, e.g. to housing providers already operating in the relevant area and a sample of housing providers that are yet to invest in the area, with an invitation to engage with the council and its partners.
2. Discussion with Council Officers leading the council's wider housing development and investment programmes to identify opportunities for development of supported housing within general housing programmes/sites.
3. Small group meetings (where relevant), either virtually or physically with targeted groups of housing providers with an interest in housing for older people and working age adults with care/support needs. The purpose of this is to gauge housing providers' interest in meeting the local authority's identified priority needs and the types of housing they suggest to meet these needs.
4. 1:1 meetings with housing providers, virtual or physical, to discuss the identified housing needs, including for

supported housing, development priorities, including potential sites and what individual housing providers can offer.

5. 1:1 meetings with existing providers of supported housing in a council's area both to brief them about the identified priority housing needs and to discuss the suitability and sustainability of, for example, existing supported housing services including how these are managed most effectively to meet the housing needs of older people and working age adults with care/ support needs.

### ***Case studies***

**Leicestershire County Council** has developed an investment prospectus to attract a range of housing providers to deliver its housing with care and supported housing requirements.

<https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/2019/10/25/Building-accommodation-to-meet-the-needs-of-people-in-Leicestershire.pdf>

**Cornwall Council** developed an investment prospectus to attract housing providers to deliver its extra care housing requirements.

<https://plan4calstockparish.uk/wp-content/uploads/2018/08/extra-care-brochure-45185-web.pdf>

### ***Checklist: resources and considerations***

The Regulator of Social Housing publishes regulatory judgements and notices about Registered Providers which local authorities can refer to, particularly when they are considering working with a Registered Provider for the first time:

<https://www.gov.uk/government/publications/regulatory-judgements-and-regulatory-notice>

Case studies by the Local Government Association in relation to housing market shaping and market management:

Example: Birmingham City Council

[https://www.local.gov.uk/sites/default/files/documents/1.60%20-%20CHIP%20Birmingham%20casestudy\\_05.pdf](https://www.local.gov.uk/sites/default/files/documents/1.60%20-%20CHIP%20Birmingham%20casestudy_05.pdf)

The National Statement of Expectations for Supported Accommodation, produced by Department for Levelling Up, Housing and Communities, provides guidance for local authorities in relation to working with a range of housing providers.

<https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>



**5. Making best use of planning and housing policy:** Using planning and housing policy to support development of supported and accessible homes that meet identified need.

***Why take this action?***

There is an opportunity to ensure that Strategic Housing Market Assessments (SHMA) include the housing needs of older people and working age adults with care/support needs, which helps provide the evidence for a local authority's housing strategy.

Following DLUHC's proposals that all new homes should be built to Part M4(2) and further reference to wheelchair accessible housing - Part M4(3), there is an opportunity for the housing requirements of older people and working age adults with care/support needs, and associated design requirements, to be reflected in a local authority's Local Plan.

***Who should do this?***

Commissioners of adult social care.

Council Officers with responsibility for housing policy/strategy and planning policy.

***How to achieve this***

Housing policy can support commissioners by:

- Following the relevant guidance in the National Planning Policy Framework, specifically:
  - To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
  - Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- Ensuring that Strategic Housing Market Assessments (SHMA) and Housing and Economic Development Needs Assessment (HEDNA) (and similar housing need assessments) include and identify the housing needs of older people and working age adults with care/support needs. This requires that the specification for a SHMA/HEDNA includes sufficient detail in relation to the identification of future housing needs of these citizens. Where a SHMA/HEDNA is externally commissioned, it will require working closely with the consultants undertaking a SHMA/HEDNA to ensure they have a good understanding of how to include the housing needs of these citizens within a SHMA/HEDNA.

- Ensuring that housing strategies and enabling activity include the delivery of housing for older people and for working age adults with care/support needs. Having a robust evidence base of the future housing needs of older people and working age adults with care/support needs, whether from a SHMA/HEDNA or from a bespoke housing need assessment, provides the necessary evidence to be used in a local authority's overall housing strategy to guide housing providers and developers regarding what housing is required, when and where for these citizens.

Planning policy can support commissioners by:

- Ensuring that Local Plan include reference to evidence of the housing needs of older people and working age adults with care/support needs. This will require having a detailed evidence base of future housing need, that is sufficiently robust for public examination, to justify reference to the housing requirements of these citizens in a local authority's Local Plan. This is setting out very clearly the local authority's intentions to support housing development that meets these identified needs. Ideally, the Local Plan will set out where these homes are required, for whom, design and layout requirements and the local authority's expectations in terms of the percentage of homes to be built to accessible standards M4(2) Accessible and adaptable dwellings and M4(3) Wheelchair user dwellings.
- Developing Supplementary Planning Documents which can be used to provide more detail of the types, location, design etc. of housing required by older people and working age adults with care/support needs. This will require commissioners from Adult Social Care and Children's Services to work with planning policy colleagues.

### ***Case studies***

**Telford & Wrekin Council** has developed an Accessible and Specialised Accommodation supplementary planning document that sets out the Council's expectations for housing developers. This includes targets for the delivery of accessible homes.

[https://www.telford.gov.uk/download/downloads/id/19857/homes\\_for\\_all\\_spd.pdf](https://www.telford.gov.uk/download/downloads/id/19857/homes_for_all_spd.pdf)

**South Gloucestershire Council** has produced a supplementary planning document to support the local authority, developers, housing providers and local communities to deliver a wide range of housing through successful planning applications with particular focus on:

- the provision of Affordable Housing and;
- the delivery of exception sites in rural areas and;
- the provision of Extra Care Housing, including Affordable Extra Care.

<https://beta.southglos.gov.uk/wp-content/uploads/2633-Affordable-Housing-and-Extra-Care-Housing-SPD.pdf>

### ***Checklist: resources and considerations***

Guidance produced by Department for Levelling Up, Housing and Communities for local authorities sets out the suggested methodology for undertaking HEDNAs market Assessments, whether these are conducted in-house or commissioned from external consultant.

<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Guidance produced by Department for Levelling Up, Housing and Communities for local authorities sets out expectations in terms of assessing locally the housing needs of older people and people with disabilities:

<https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

Guidance produced by Department for Levelling Up, Housing and Communities for local authorities covers requirements for accessible homes, as part of the Part M building regulations:

<https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

Proposals made by Department for Levelling Up, Housing and Communities for local authorities to update Part M of the Building Regulations, raising accessibility standards for all new homes:

<https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/outcome/raising-accessibility-standards-for-new-homes-summary-of-consultation-responses-and-government-response>

The National Statement of Expectations for Supported Accommodation, produced by Department for Levelling Up, Housing and Communities, provides guidance for local authorities in relation to including supported accommodation requirements in housing strategies and planning policy:

<https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

**6. Resourcing and funding housing and supported accommodation:** Maximising the range of capital funding and land/sites to support the delivery of new housing and supported accommodation.

***Why take this action?***

Maximising the availability of capital funding and land/sites to support the delivery of new housing, the remodelling of existing supported housing and adaptations of existing homes is a necessary pre-requisite for the delivery of a housing commissioning plan.

There is a need to consider the revenue funding required to the housing and care costs of older people and working age adults with care/support needs, and how these can be met in a sustainable way.

***Who should do this?***

Commissioners of adult social care.

Council Officers with responsibility for housing strategy/enabling and strategic finance/capital funding.

***How to achieve this***

To maximise the mix of housing delivered commissioners will need to draw on a range of capital funding options including:

- Funding from Homes England, typically through Registered Providers. This may include bids by Registered Providers to the Care and Support Specialised Housing Fund (CASSH).
- Developing social/affordable social housing for rent that is part of the local authority's current or planned housing development by Registered Providers, i.e. making use of current and in the 'pipeline' affordable housing development which already has committed capital funding.
- Potential for making use of section 106 agreements with housing developers as a means of delivering supported housing or affordable housing, for example including the development of adapted housing to wheelchair accessible standards.
- Direct supported housing development by Councils, funded through borrowing by Councils and/or funding from Homes England.
- Housing delivered by charitable specialist housing providers that use their charitable funds as well as, for example funding from Homes England or private sources.
- Commissioning privately funded supported housing. Where supported housing is developed as 'Specialised Supported Housing', i.e. without public subsidy, the local authority and its partners need to be aware of the advantages and disadvantages of this approach to capital funding for supported housing.
- Making use of Council owned sites or sites owned by delivery partners, such as the NHS.
- Making use of potential opportunities to remodel current services, such as residential care services and outdated forms of supported housing, to reuse or release sites to 'subsidise' capital development funding costs of alternative housing.

- Making use of NHSE capital funding (this applies to housing for people with learning disabilities/autism).

Commissioners will also need to take account of the revenue costs of funding people's care and support costs. This will include consideration of:

- The predicted the costs of care and support for individuals needing to move to supported housing or to mainstream housing where they will need support.
- Where applicable, a financial plan to support, for example, people needing/wanting to move from residential care services or hospital type settings, to release funding for support and care for these individuals seeking housing-based alternatives.

It is important to identify and recognise the health benefits and gains, particularly for NHS partners, that are delivered by supported accommodation. Research for the ExtraCare Charitable Trust<sup>4</sup> and for Southampton City Council<sup>5</sup> identified positive impacts on the health care economy; it was estimated that for each person living in housing with care settings, the financial benefit to NHS was approximately £2,000 per person per annum, which was based on:

- Reductions in the number of GP visits (by housing with care residents).
- Reductions in the number of community health nurse visits (amongst housing with care residents).
- Reductions in the number of non-elective admissions to hospital (by housing with care residents).
- Reductions in length of stay and delayed discharges from hospital (amongst housing with care residents).
- Reductions in ambulance call outs, typically linked to reduced incidence of falls (amongst housing with care residents).

### ***Case studies***

Council-led delivery of accessible housing and supported housing:

**Swindon Borough Council** has directly developed (through the Housing Revenue Account) a scheme of self-contained housing, including bungalows, across a number of sites within Swindon. One of the site, a cluster scheme at Firethorn Close, Swindon, has 24 accessible properties, each with their own front door, enabling individual tenancies for people with health or social care needs to be supported in appropriate accommodation. The properties are all wheelchair accessible and can be adapted and or fitted with aids to enable independent living as much as possible. The council developed this housing to meet an identified need amongst local people. The cluster scheme at Firethorn Close is move on accommodation with tenancies being for a maximum of 4 years. During the life of the tenancy support for each tenant will focus on the building of skills and independence, following which an agreed and planned move on will be arranged to more longer-term accommodation.

<https://www.rjleighfield.co.uk/affordable-housing>

Council investment in housing and supported accommodation:

**Bristol City Council** has committed for its Better Lives at Home programme, capital spend proposals to develop

<sup>4</sup> <https://www.extracare.org.uk/research/other/>

<sup>5</sup> <https://www.housinglin.org.uk/Topics/type/Identifying-the-health-care-system-benefits-of-housing-with-care/>

extra care housing/inter-generational housing provision focused on older people and supported living provision focused either on young adults transitioning to Adult Care Services or on working age adults with care and support needs. As part of the programme BCC has commissioned and built Addison Apartments - designed in both physical and technological terms to be accessible flats for young adults who will be local authority tenants.

<https://democracy.bristol.gov.uk/ieDecisionDetails.aspx?AllId=16088#:~:text=Cabinet%20approved%20Better,and%20support%20needs>

### ***Checklist: resources and considerations***

Guidance and information in relation to Homes England's Affordable Housing Programme.

<https://www.gov.uk/government/collections/affordable-homes-programme-2021-to-2026>

Guidance in relation to NHSE's capital funding programme for finding housing for people with learning disabilities and autistic people.

<https://www.england.nhs.uk/wp-content/uploads/2021/12/B0430-building-the-right-home-nhs-capital-guidance.pdf>

Guidance by the LGA in relation to privately funded supported housing, specifically 'Specialised Supported Housing'.

<https://www.local.gov.uk/publications/specialised-supported-housing-guidance-local-government-and-nhs-commissioners#downloadable-version-of-the-report>

The National Statement of Expectations for Supported Accommodation, produced by Department for Levelling Up, Housing and Communities, provides guidance for local authorities in relation to funding supported accommodation.

<https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

The Housing LIN curates a webpage on capital funding for specialised and supported housing at:

<https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/FundingExtraCareHousing/>

## C. Delivery and outcomes

**7. Housing and supported accommodation delivery:** A programme that sets out how the required housing to meet identified needs will be delivered in practice.

### *Why take this action?*

In order to have the housing options available that meet the identified needs of older people and working age adults with care/support needs, local authorities, with their partners, need a practical housing delivery programme.

This is the programme that sets out how a mix of making the best use of existing housing as well as developing new accommodation, will happen.

### *Who should do this?*

Commissioners of Adult Social Care. Commissioners of Children's Services (with responsibility for care leavers; young people with disabilities who will be eligible for adult social care).

Council Officers with responsibility for housing strategy/enabling.

### *How to achieve this*

A housing delivery programme will typically include the following elements:

Clear processes in place that will enable individuals with care/support needs to access **existing forms of mainstream housing**, for example ensuring:

- Local Choice Based lettings (CBL) systems for social rented housing are accessible to people with care/support needs.
- Access to social rented housing outside of a local CBL system, for example through direct lets from housing associations.
- Access to private sector rented housing, through direct letting from landlords and/or through private sector leasing schemes and arrangements.
- Access to shared ownership options and products, as appropriate.

Working with providers of **existing supported housing and accommodation**, including providers of care homes, to:

- Identify opportunities to remodel or decommission supported housing that is no longer meeting people's needs, e.g. because it is based on shared facilities, or its design is no longer suited to the needs of its residents.
- Identify opportunities to remodel or consider alternative uses for care homes/care home sites where a care home is no longer a viable option for the operator.

Actions to deliver the **new build housing** required including:

- 'Care ready' housing that is neither 'specialist' nor 'age designated' but designed to HAPPI principles to support people to receive care in their home if they need it, accommodate people with physical disabilities and support 'ageing in place'.



- Supported housing that is designed and designated to meet specific requirements where this is the most effective way to meet identified needs, for example extra care housing schemes, supported housing for people with mental health needs as an alternative to inpatient settings; supported housing for people with learning disabilities; supported housing for people experiencing homelessness.
- Housing that is built to M4(2) and M4(3) accessibility standards.
- Self-contained dwellings as the default housing model, post Covid-19.

Ensuring that the role of **digital technology** in relation to housing for older people and other people with care and support needs is part of an effective housing solution to deliver smarter, more accessible, adaptable and environmentally friendly homes. The recent report, *Technology for our Ageing Population: Panel for Innovation (TAPPI)*<sup>6</sup>, has developed a benchmark for what ‘good’ looks like in technology for housing and care including 10 ‘TAPPI’ principles which should be applied to technology and housing contexts, for example:

- Adaptable – able to adapt to changing user needs and technological advances.
- Person-centred – putting the person first to give control over own environment, care and support needs.
- Co-produced – involving people to co-create solutions to inform how they want to live their lives.
- Inclusive – reduce digital, health, income inequalities to enable active involvement in home, local community or networks.
- Cost-effective – offer value for money and benefit both to individuals but also to local housing and care economies.

Create a ‘step change’ in the **provision of adaptations and retro-fitting** to existing homes in both the social housing and private housing sectors to improve accessibility, housing standards and long-term housing sustainability for older people and other people with care/support needs. This may include:

- Auditing existing local home improvement and adaptations services to assess whether the current service offer is comprehensive in meeting the needs of older and disabled people.
- Developing a specification that provides a comprehensive home improvement and adaptations service offer including minor adaptations, major adaptations (funded by Disabled Facilities Grants) and access to aids and equipment as a minimum *baseline service offer*.

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<sup>6</sup> <https://www.housinglin.org.uk/TAPPI1/>

- Considering how to offer an enhanced home improvement and adaptations service that may include access to telecare/care enabled technology; handy person services, Warm Homes grants, falls prevention services, information/advice about housing adaptations and housing related services to hospital discharge systems.

A clear understanding of the **financial sustainability** of supported housing in terms of the rents and service charges being levied. This ranges from ensuring that rents and service charges in supported housing, for example for vulnerable young people, are affordable if a person gains employment, to ensuring that higher rents and service charges in other types of supported housing offer value for money.

A **multi-disciplinary approach**: bringing together staff from Adult Social Care commissioning and operations, Children's Services, housing enabling, and revenues and benefits to provide a seamless approach to the delivery of housing and supported accommodation.

### **Case studies**

Housing delivery programme:

Modernising Supported Housing for adults with disabilities in Lancashire - the development of a county wide delivery plan. **Lancashire County Council** (LCC) wanted to develop housing with care for working age adults (people with learning and physical disabilities, autism and/or mental health issues) that is fit for the future. Council staff believe that existing housing with care developed on an ad-hoc basis in the past may not be future proof. LCC was also aware of a growing demand for self-contained accommodation from this group.

<https://www.local.gov.uk/case-studies/modernising-supported-housing-adults-disabilities-lancashire-development-county-wide>

Innovation in delivering specialist accommodation:

#### **Dorset Council**

Red Oak Court is a development of 18 properties in Wareham, Dorset. This scheme was developed to respond to an urgent demand for housing for people with learning difficulties or mental health problems, and temporary accommodation to support homeless people. It is located on land owned by Dorset Council where the council has long-term development plans. For this reason, the council developed a Relocatable housing product using Modern Methods of Construction that could be constructed in a factory and delivered to the site, providing housing for people who need it and making use of land while long-term plans are taken forward. By using MMC the construction period was accelerated, and the units can be disassembled and loaded back onto lorries for transportation elsewhere. There are 12 terraced units, including accommodation for an onsite staff team, and 6 detached bungalows offering greater degree of accessibility and space. As far as the council knows this is the first time in the UK that modular relocatable homes have been used to provide a supported living service. The residents will move into the long-term development having had the opportunity to co-produce their new housing with us, and the units at Red Oak Court will be relocated to other locations in Dorset and will continue to provide housing for people who need it most.

<https://www.dorsetcouncil.gov.uk/w/building-better-lives-relocatable-housing>

## **Plymouth City Council**

In 2011 Plymouth opened George House a purpose built 46 bedded unit for single homeless people. Each unit has its own en-suite facility with access to a range of other communal facilities. These include a multi-purpose training room, laundry room, communal dining area and a basketball hoop, to encourage team work and interaction between residents. Residents have access to an IT suite where training and education sessions take place. George House also has a landscaped garden where residents are able to sit and enjoy the safe and peaceful environment. There is also a vegetable patch where residents are encouraged to grow their own produce.

Support is provided via the Plymouth Alliance. The Alliance is a coalition of seven partners whose aim is to coordinate a complex needs system which will enable people to be supported flexibly, receiving the right help, at the right time, in the right place. Alliance partners provide housing advice and support, access to temporary and settled accommodation, treatment and support regarding substance use, including prescribing. The vision of TPA is to improve the lives of people with complex needs, supporting the whole person to meet their aspirations and to participate in and contribute to all aspects of life.

### ***Checklist: resources and considerations***

Case studies by the LGA in relation to supported accommodation delivery programmes.

<https://www.local.gov.uk/case-studies/south-tyneside-council-right-place-right-time>

The National Statement of Expectations for Supported Accommodation, produced by Department for Levelling Up, Housing and Communities, provides guidance for local authorities in relation to the delivery of supported accommodation.

<https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

More about the Technology for our Ageing Population: Panel for Innovation (TAPPI) inquiry report and Phase 2, which will include 6 “testbeds” from across the UK, including one based in the south west, can be found at:

<https://www.housinglin.org.uk/TAPPI/>

Proposals made by Department for Levelling Up, Housing and Communities for local authorities to update Part M of the Building Regulations, raising accessibility standards for all new homes

<https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/outcome/raising-accessibility-standards-for-new-homes-summary-of-consultation-responses-and-government-response>

- 8. Managing the quality and value for money provided by supported housing:** Ensuring that housing and supported accommodation used by older people and working age adults with care/support needs is of a good quality, achieves positive outcomes for people and represents value for money.

***Why take this action?***

Commissioners will want to ensure that:

- The quality of accommodation used for supported housing is of a good standard.
- The quality of support provided in supported housing services is of a high standard and tailored to the needs of residents.
- Supported housing represents value for money.

***Who should do this?***

Commissioners of adult social care; operational teams in adult social care.

- Commissioners of Children’s Services (with responsibility for care leavers; young people with disabilities who will be eligible for adult social care).
- Council Officers with responsibility for housing standards.
- Revenues and benefits teams (specifically in relation to housing benefit).

***How to achieve this***

A quality and value for money scrutiny programme for supported housing may consist of the following components:

- Checks on housing standards within supported housing services. This can involve, for example, compliance with regulations applying to Houses in Multiple Occupation and, where the housing provider is a Registered Provider, checks against the consumer standards applied by the Regulator of Social Housing.
- Checks on the quality of support services provided (as distinct from care services). This may involve an assessment of the support needs of residents; checking that support plans the and delivery of support match needs assessments and that this is tailored to individual need; checks on and following up safeguarding incidents and alerts within supported housing services.
- Where regulated care services are provided, this will typically involve contractual monitoring by the local authority and liaison with the Care Quality Commission regarding any concerns or notifiable incidents.
- Where the housing is proved by a Registered Provider, checking the Regulator of Social Housing’s assessment of the RP and any regulatory notices and/or judgements it has issued about a RP.
- Undertaking comprehensive scrutiny of the rents and service charges levied in supported housing schemes, particularly where ‘exempt accommodation’ and/or ‘specialised supported housing’ status is being sought or has

been obtained by the housing provider. Local authorities may want to 'benchmark' rent and service charges levied in supported housing services with similar types of services operated in comparator and/or neighbouring local authorities.

### ***Case study***

**Bury Council** has developed a set of accommodation standards and tenancy-related housing services in supported housing. This sets out standards for accommodation-related housing services that should be applied in all council commissioned supported housing. It covers legal requirements, minimum standards and what constitutes best practice.

<https://councildecisions.bury.gov.uk/documents/s31631/Bury%20Adult%20Social%20Care%20Housing%20for%20Adult%20with%20Additional%20Needs%20Vision%20Strategy%20Market%20Position%20Sta.pdf>

### ***Checklist: resources and considerations***

The Regulator of Social Housing publishes regulatory judgements and notices about Registered Providers which local authorities can refer to, particularly when they are considering working with a Registered Provider for the first time:

<https://www.gov.uk/government/publications/regulatory-judgements-and-regulatory-notices>

The National Statement of Expectations for Supported Accommodation, produced by Department for Levelling Up, Housing and Communities, provides guidance for local authorities in relation to the quality of supported accommodation.

<https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

- 9. Access to housing and supported accommodation: provision of information and advice:**  
Ensuring people with care/support needs have access to good quality information and advice about their housing options.

***Why take this action?***

Older people and working age adults with care/support needs want to make an informed choice about where they live. As highlighted in the DHSC's Adult Social Care Reform White Paper, as well as enabling a range of housing options, commissioners will want to put in place comprehensive information and associated advice about different housing options.

***Who should do this?***

Commissioners of adult social care.

Commissioners of Children's Services (with responsibility for care leavers; young people with disabilities who will be eligible for adult social care).

Council Officers with responsibility for housing strategy/enabling.

***How to achieve this***

A possible approach that a Council, working with their partners, can take to develop comprehensive housing information and advice resources for older people and working age adults with care/ support needs may include:

- Producing a local Housing Options Guide/s which is for older people and working age adults with care/support needs. It could set out the housing options, with advantages and disadvantages of each, housing rights, how to access housing and who to contact to get advice.
- Producing online videos of people telling their own stories about how they secured their housing preferences. This might also include different support options, for example of people living in supported housing with onsite support and people living in mainstream housing with support from paid staff.
- Promoting housing information and advice workshops and events (online or in person) are ways of sharing information, experience and practical resources about access to different housing options. These could be hosted by the local authority, local carers' groups, or advocacy groups.
- Ensuring that local authority housing advice services are in a position to provide housing options advice for older people and working age adults with care/support needs and the support to access different housing options.

***Case study***

**Kirklees Council** has produced accessible guides to housing and accommodation options in Kirklees for people with learning disabilities.

<https://www.kirklees.gov.uk/beta/learning-disabilities/pdf/HomeOfMyOwn.pdf>

<https://www.kirklees.gov.uk/beta/learning-disabilities/pdf/EasyReadAccommodationOptions.pdf>

**Oxford City Council** has produced a guide that explains some of the options available to older people whether they need help to stay put or to move. It includes a list of Oxford City Council and registered provider properties available to older people in the City with details of how to apply for them as well as information of available support and other relevant services.

[https://www.oxford.gov.uk/downloads/file/854/housing\\_for\\_older\\_people\\_guide](https://www.oxford.gov.uk/downloads/file/854/housing_for_older_people_guide)

### ***Checklist: resources and considerations***

For local authorities considerations are likely to include:

- What information and advice is currently provided by the Council or is otherwise available locally for older people and working age adults with care/support needs about housing options?
- In relation to choice-based lettings, is information about the system accessible to someone with care/support needs and is there any help available with applications and bidding?
- Does the 'transitions' planning process, working across social care, health and education, include information and advice for young people with care/support needs needing accommodation?
- Finding suitable housing is often particularly difficult for those with complex health needs, sensory or behavioural needs. Is there relevant information available about housing and support options for people with these needs and their families/carers?



## Resource bibliography

A list of useful resources that are included within the Housing and care: Good practice guide:

ONS 2018-based household population projections. This provides evidence at local authority level and potentially down to ward level, as a means to identify demographic trends.

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/householdprojectionsforengland/2018based>

Local Joint Strategic Needs Assessment (JSNA). The JSNA will typically include a range of data in relation to the local population of older people. This will include known/estimated population, age profile and population characteristics.

Example from Plymouth:

<https://www.plymouth.gov.uk/publichealth/factsandfiguresjointstrategicneedsassessment/aboutjointstrategicneedsassessments>

Index of Multiple Deprivation (IMD) and Income Deprivation Affecting Older People Index (IDAOPI) evidence. This can be used to identify the relative wealth and deprivation of the older population in a local authority area as an indicator of likely future housing tenure requirements.

<https://lginform.local.gov.uk/reports/lgastandard?mod-metric=4564>

Local authority and NHS data returns that apply to the identified population e.g. local authority Short- and Long-Term Support (SALT) data returns and the Mental Health Services Data Set (MHSDS) will potentially include:

- Population size (of people with learning disabilities known to a local authority) and people with mental health needs known to specialist NHS services.
- The current accommodation status of people.
- The number of people with learning disability and people with mental health needs living in residential care and nursing care settings.

<https://digital.nhs.uk/data-and-information/publications/statistical/adult-social-care-activity-and-finance-report>

<https://digital.nhs.uk/data-and-information/data-collections-and-data-sets/data-sets/mental-health-services-data-set>

PANSI population and care trend data that is available to councils. This will typically include current population of people with learning disabilities/autism and people with mental health needs (including people not eligible for a social care package from the council); and anticipated trends in the population of people with learning disabilities/autism and people with mental health needs.

<https://pansi.org.uk/>

The Regulator of Social Housing publishes regulatory judgements and notices about Registered Providers which local authorities can refer to, particularly when they are considering working with a Registered Provider for the first time:

<https://www.gov.uk/government/publications/regulatory-judgements-and-regulatory-notices>

The National Statement of Expectations for Supported Accommodation, produced by Department for Levelling Up, Housing and Communities, provides guidance for local authorities in relation to working with a range of housing providers.

<https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

Guidance produced by Department for Levelling Up, Housing and Communities for local authorities sets out expectations in terms of assessing locally the housing needs of older people and people with disabilities:

<https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

The Department for Levelling Up, Housing and Communities and Department of Health and Social Care have issued guidance for local authorities in England on the effective delivery of the Disabled Facilities Grant (DFG) to best serve the needs of local older and disabled people.

<https://www.gov.uk/government/publications/disabled-facilities-grant-dfg-delivery-guidance-for-local-authorities-in-england>

Guidance and information in relation to Homes England's Affordable Housing Programme.

<https://www.gov.uk/government/collections/affordable-homes-programme-2021-to-2026>

Guidance in relation to NHSE's capital funding programme for finding housing for people with learning disabilities and autistic people.

<https://www.england.nhs.uk/wp-content/uploads/2021/12/B0430-building-the-right-home-nhs-capital-guidance.pdf>

Guidance by the LGA in relation to privately funded supported housing, specifically 'Specialised Supported Housing'.

<https://www.local.gov.uk/publications/specialised-supported-housing-guidance-local-government-and-nhs-commissioners#downloadable-version-of-the-report>

# About South West ADASS

ADASS South West is the Association of Directors of Adult Social Care Services in the South West region of England. The South West region is made up of 15 upper tier or Unitary Councils from Gloucestershire in the north, Bournemouth, Christchurch and Poole to the east and the Isles of Scilly to the south. These are;

- Bath & North East Somerset
- Bournemouth, Christchurch & Poole
- Bristol
- Cornwall
- Devon
- Dorset
- Gloucestershire
- Isle of Scilly
- North Somerset
- Plymouth
- Somerset
- South Gloucestershire
- Swindon
- Torbay
- Wiltshire

Our vision for a high-quality adult social care system across the South West of England is one that aims to improve the system, planning and outcomes by placing the individual at the heart of everything we do. We seek to secure a compassionate and fair society, promoting independence and inclusion by working with communities and people

1. To strengthen resilience in our communities and build a diverse, sustainable market
2. To embed a “Home is best” model in true partnership with community health, acute and Primary Care Networks
3. To strengthen person centred practice
4. To grow a competent workforce for the future

The primary purpose of our collaborative effort is to deliver improvement in adult social care and develop partnerships with health, housing and other public services. Our collaborative approach has created the conditions for change in local areas so that councils and their partners are enabled to deliver improvements in commissioning and operational practice.

Partnerships with stakeholders and collaboration has been fundamental to the delivery of change and we will continue to develop our approach so that our decisions about service users and their carers are based on evidence of what a good outcome should look like.



# About the Housing LIN

This report has been written by Ian Copeman from the Housing LIN.

The Housing LIN is a sophisticated network bringing together over 20,000 housing, health and social care professionals in England, Wales and Scotland to exemplify innovative housing solutions for an ageing population and for people with care & support needs. Recognised by government and industry as a leading 'ideas lab' on specialist, supported and accessible housing, our online and regional networked activities, and consultancy services:

- connect people, ideas and resources to inform and improve the range of housing that enables older and disabled people to live independently in a home of their choice,
- provide insight and intelligence on latest funding, research, policy and practice to support sector learning and improvement,
- showcase what's best in specialist, supported and accessible housing, and feature innovative projects and services that demonstrate how the lives of people have been transformed, and
- support commissioners and providers to review their existing provision and develop, test out and deliver solutions so that they are best placed to respond to their customers' changing needs and aspirations.

## Published by

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