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Supported and older person's housing development survey

Key findings 2023

At the NHF, we surveyed our members at the end of 2023 to understand their plans for developing and regenerating supported or older person's homes, and some of the key barriers they face.

This survey is a snapshot insight into respondents' plans and challenges, looking at homes for older people, supported housing for working-age people with support needs, and Housing First for people at risk of homelessness.

Earlier this month, [we released new research](#) on the crisis facing supported housing services at risk of closure, revealing that nearly 1 in 3 providers were forced to close supported housing services over the past year. In the run up to the general election, it's vital we understand the barriers to developing and regenerating supported and older person's housing - so we can ask the next government for a sustainable plan for supported housing.

Barriers to development and regeneration

The survey identified several key barriers to the development and regeneration of supported and older person's housing:

- Capital grants too low per home.
- A lack of available land.
- Delays in planning applications.
- A lack of commissioning certainty.
- Low revenue support funding.

If these barriers did not exist, our survey found that 61% of respondents would like to develop more homes.

This would more than double respondents' existing development plans, with a 112% increase in older persons' housing delivery and a 102% increase in supported housing delivery.

Development of homes

Our results showed a minority of respondents were planning to develop supported or older people's housing in the next five years, with findings showing:

- 39% of respondents providing older person's housing and 38% of respondents providing supported housing were planning further development.

- Decommissioning and remodelling was more likely within supported housing, with respondents planning to remodel or decommission 3% of their homes.
- Less than 1% of respondents older person's housing was planned for decommissioning and remodelling.

61%

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Regeneration of homes

Our results show that survey respondents had carried out regeneration projects on less than 1% of their older persons' housing and less than 0.4% of their supported homes in the last five years.

five years are due to increase, with around 3.5% of respondents' homes for older people and 2% of respondents' supported homes being regenerated. This may be partly due to the Affordable Homes Programme funding being opened up to regeneration projects.

Current regeneration plans over the next

Our key asks of the next government

NHF research with Altair Ltd. shows we will need over 167,000 more supported homes by 2040. To make this happen, we're asking the next government to:

- Commit to at least 167,000 more supported homes by 2040.
- Ringfence housing-related support funding, committing to £1.6bn initially, rising to up to £3.4bn a year by 2040.
- Recommit to the £300m Housing Transformation Fund. This will ensure supported housing is part of a strategic vision, alongside local plans, to meet housing need.
- Provide improved, flexible revenue and grant funding so we can meet the target for 10% of the Affordable Homes Programme and deliver more supported and older person's homes.
- Make every decision about care a decision about housing.