



South Gloucestershire Council

**Supported Housing Delivery Plan – LHNA 2025
Update
2026 - 2041**

June 2025

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1 Introduction and Background

- 1.1 South Gloucestershire Council (SGC) is committed to working in partnership with Providers of housing, care and support and funding bodies in developing new person-centred solutions. These solutions reflect and support the strengths-based approach taken by our social care teams.
- 1.2 The Council's Commissioning Transformation Programme supports the Council's 'All Age Learning Disability Strategy' and progress towards South Gloucestershire becoming an Age-friendly Community. This involves working with Providers to address both sustainability of existing services and the development of new provision. In respect of supported housing, this means ensuring there is sufficient, appropriate independent housing with support for people that need this in South Gloucestershire.
- 1.3 This Supported Housing Delivery Plan (the Plan) sets the scene for the delivery of supported living and age-friendly housing. The term 'supported housing' is used in the Plan to encompass both age-friendly housing and housing for younger people over 18 with support needs. Although inevitably there is some overlap between these housing types as individual needs change over their lifetime. The Plan covers the period 2025-2041 which coincides with the timeframe for the new South Gloucestershire emerging Local Plan. The emerging Local Plan¹ was published in February 2025 for its final period of consultation, it is anticipated that the Local Plan will be adopted by December 2026.
- 1.4 The Plan has been developed in partnership with the existing Providers of supported housing locally and the people they support. It is intended that this engagement will be ongoing as the Plan develops and is reviewed.
- 1.5 The Council is considering where there is a case for an 'Invest to Save Programme' that will support its strategic objective of enabling people to avoid moving into residential care when they could live more independently and positively in a home environment. It is intended that this Plan will assist with developing the potential for an 'Invest to Save' Programme, as well as supporting bids for funding from other partner agencies.
- 1.6 A range of supported housing is currently available in South Gloucestershire, including specialist age-friendly accommodation such as sheltered housing/retirement housing and Extra Care Housing (described as age friendly 'housing with care' in this Plan, to align with terminology in the emerging Local Plan) and supported living accommodation. Analysis of the existing provision against the needs of local people demonstrates that there is a considerable gap in provision.

¹ The South Gloucestershire Council Local Plan is at Regulation 19 stage of the Town and Country Planning (Local planning) (England) Regulations 2012. This is the final stage of the Local Plan Review, prior to it being submitted to the Secretary of State for examination.

- 1.7 The extent of the gap is difficult to define precisely, particularly for supported living, both in terms of numbers and type of provision, as people make individual choices and may need different housing solutions at different stages of their lives. However, it is clear from the research underpinning this Plan that a significant number of additional homes are required.
- 1.8 The Council recognises that this growing picture of unmet demand requires a strategic response and therefore commissioned ARK Consultancy, with funding from Homes England, to develop this Plan.
- 1.9 The Plan outlines the approach the Council, working with partners, will take to deliver its Local Plan target of a minimum of 336 age-friendly affordable homes in the form of housing with care and around 110 affordable supported living dwellings thus contributing to meeting the needs of local people.
- 1.10 The Plan firmly embeds the Council's strategic objectives and policies, as highlighted below in the following extracts from those documents:

South Gloucestershire Plan 2024-2028:

"older people will feel they are ageing well, their contribution is valued and supported in their community."

[Council Plan 2024-2028](#)

South Gloucestershire *Adult Care Commissioning Strategy 2023-26* sets the Council's intentions:

"We will work in partnership to develop and commission a wider range of both short term outcomes-focused intervention and longer -term provision (still focusing on best outcomes for people). To support people to live the lives they want, where they want, we need more informal strengths-based provision that maximises independence and avoids or delays issues."

South Gloucestershire Housing Strategy 2023 contains the following:

Aim: *'A home for everyone that meets their needs'*

Objective: *'we commit to undertaking regular housing needs assessments and surveys to inform our understanding of what is needed in the area, including the specific needs of the following groups:... supported housing (with care) for those who need it, to include: people with learning difficulties, mental ill-health, autism, ...'*

<https://beta.southglos.gov.uk/publications/south-gloucestershire-housing>

'Age Friendly Places' are communities where age doesn't prevent people from enjoying fulfilling lives where the environment, activities and services support and enable older people to:

Have opportunities to enjoy life and feel well

Participate in society and be valued for their contribution

Have enough money to live well

Feel safe, comfortable and secure at home

UK Network of Age-friendly Communities | Centre for Ageing Better

'We will commission a greater range of local supported living accommodation which is based on population demand and need, in areas with easy transport links and close to family networks. There will be a greater focus on developing independence across the whole system to support people with a learning disability which will also improve processes and pathways to housing'.

South Gloucestershire All-age Learning Disability Strategy, 2022

The South Gloucestershire emerging Local Plan has the following objective:

'to provide a choice of age friendly homes to meet the aspirations of older people and any specialist housing need, including with care where appropriate'

2 Why do we need a Supported Housing Delivery Plan?

2.1 There are many reasons for the Council to develop this Plan, these include:

- Addressing the need for age-friendly and supported living accommodation.
- Ensuring new homes are designed in line with best practice and in a way that considers the feedback from people receiving support in South Gloucestershire.
- Providing an opportunity for people to maximise their independence, choice and control, and reflecting the ethos and vision of the Social Care Futures Model.
- Recognising the clear benefits of supported housing, both to the public purse and to the wellbeing of the people who live in a supported housing environment. Initial estimates of the revenue savings that the Council could achieve through investing in supported housing are between £13,000-£17,000 per person each year.
- Setting out a clear pathway for how the Council's strategic framework aims to enable more people to live independently, within supportive communities, rather than relying on residential care. This is reflected in the Council's strategic ambitions set out in section 1.
- Contributing to the preparation for new legislative requirements, such as the statutory requirement to publish a Supported Housing Strategy, which will become enshrined in law following enactment of regulations under the Supported Housing (Regulatory Oversight) Act, 2023.
- Providing an overview of the type and location of supported housing required by communities in South Gloucestershire and a reference point for providers and other interested parties. Additionally, it increases understanding of the Council's vision and expectations for supported housing and avoids speculative and unnecessary development that does not support the Council's vision and objectives.
- Enabling collaboration between the Council, its partners and the people supported and promotes the opportunity for innovation to improve and enhance homes and services for current and future residents of supported housing.

2.2 The Plan has been developed in partnership with the existing Providers of supported housing locally and the people they support. This has enabled ARK Consultancy to conduct further evaluation of the needs, opportunities and costs involved and to develop a Plan that aims to clarify what homes are needed and create confidence for Providers to engage in the development programme.

How the plan has been developed

2.3 To develop the Plan ARK and the Council have:

- Reviewed the existing evidence base for the need for supported housing (Local Housing Needs Assessment, December 2023; National Development Team for Inclusion (NDTi) report on the needs of people with Learning Disability and/or Autism, November 2024 and Adult Social Care records).
- Sense checked the review findings with Providers through two workshops held in January/February 2025.
- Estimated the gap between the existing supply of supported housing and the needs identified.
- Gathered feedback from people with lived experience about the type of area and housing that they would like to live in to inform the design checklists.
- Reviewed development/purchase opportunities, including land within the Council's ownership and homes being developed in the private market.
- Developed examples of different scheme types in different locations to demonstrate how supported housing could be delivered, the level of investment required and provide Providers with confidence about the viability.
- Drawn together an outline delivery plan for 2026-2041, listing the type of housing to be delivered, by area, with indicative costs and potential funding requirements.

3 Vision and Scope

3.1 Through this Plan the Council aims to inspire and encourage partners to work with it to:

- Develop a range of innovative, accessible community-based solutions which support independence and promote greater choice and control for our residents, in line with strength-based approaches to care.
- Invest in and develop a range of supported living options to support residents with complex needs.

3.2 The vision for this Plan is to enable:

‘Sufficient, appropriate independent housing with support in the right location for people that need this in South Gloucestershire’.

Scope of the Plan

3.3 This Plan focusses on four specific groups of people over 18 with a need for longer term supported housing:

- Older people,
- People with learning disabilities and/or Autism,
- People with physical and/or sensory impairment and
- People with an ongoing need for mental health support.

3.4 The Plan does not currently reflect the need for short term supported housing for adults but will be part of its ongoing development.

3.5 The Plan:

- Outlines the accommodation and support people need, primarily through age-friendly housing with care and supported living.
- Establishes a high-level design brief/check list for each type of housing to be delivered, covering the preferred location, physical building attributes and service requirements.
- Sets out priorities for delivery of supported housing over the short term (0-5 years), medium term (6-10 years) and longer term (11-15 years).
- Provides an indicative programme of potential development opportunities (including land in the Council’s ownership) and creates the environment within which this can be delivered. This includes:

- Sites identified in the emerging Local Plan, including the proposed urban and village extensions;
 - Windfall sites that emerge in the lifetime of the Local Plan;
 - Existing buildings suitable for conversion or change of use;
 - Other land in public ownership.
- Provides an indication of the likely level of public subsidy required.
 - Creates a model that can be efficiently applied and replicated to produce similar outputs for other types of supported housing need (e.g. for homeless people, care leavers etc.).
 - Sets out the constraints and risks associated with the programme.
 - Includes recommendations and actions to further progress and deliver the programme, as well as developing a broader Supported Housing Strategy in line with the new legislative requirements.
- 3.6 The opportunities identified within the first five years of the Plan are likely to be deliverable within this timescale. The proposals for the following ten years are indicative and locations have not yet all been identified.
- 3.7 In addition to identifying the development opportunities available, financial analysis has been undertaken to establish the amount of public subsidy required. This includes all forms of current known public subsidy including Government grant via Homes England and contributions from the Council through grant or subsidised land. Specialist funding programmes have been available previously and may be available within the lifetime of this Plan but are not considered in these forecasts.
- 3.8 All assumptions (including development costs and grant levels) are assessed at a 2025 base point, with no inflation assumed. It is likely that costs will increase during the lifetime of the plan and each scheme will be considered on its merits at the time that it is being considered.
- 3.9 The early part of the programme provides the most certainty regarding levels of public subsidy required with the later years providing an estimate of the quantum of public subsidy that is likely to be required over the life of the Plan.
- 3.10 The full details relating to the programme and the public subsidy required are set out in **Appendix A**, along with the assumptions used to support the financial assessment.
- 3.11 The following offers an overview of the supported affordable housing delivery timeline.

	2026 - 2030	2031-2035	2036-2041*	Total*
Age-friendly housing with care	75	155	277	507
Supported living	32	36	42	110
Total	107	191	319	617

* All dwellings may not complete in the Plan period

Note: All timescales are indicative

4 Addressing supported housing need and supply

- 4.1 This section describes the identified shortfall of age-friendly and supported living accommodation and offers solutions to how this might be addressed.

Age-friendly housing with care

Understanding need

- 4.2 The Plan focuses on age-friendly housing with care, rather than other forms of housing for older people. This is in order to ensure that suitable housing options are available to meet the requirements of those older people with more complex needs, whilst enabling those with lower-level care and support needs to continue living as independently as possible.
- 4.3 The emerging Local Plan Policy 16 - Age-friendly Housing and Care Homes establishes a target of a minimum of 1,646 additional homes for age friendly housing, including 506 homes required for age friendly housing with care. These homes are required across all tenures to meet the need for specialist homes for older people as well as the assessed need for residential care spaces (on the assumption this can be avoided through age friendly housing with care). Policy S4: Affordable Homes requires 20% of these dwellings to be affordable.
- 4.4 There were 119 people over 55 with an application registered with the HomeChoice²² service and were also confirmed as eligible for age friendly housing with care (described as extra care housing) as at March 2025. Analysis of the data relating to their applications demonstrates that demand for this type of housing exists across South Gloucestershire and that a high proportion of applicants have support needs related to physical or sensory impairments or mental health. Around 20% of existing housing with care flats, to which the Council has nomination rights, become vacant each year, representing about 45 opportunities that applicants can bid for. This suggests that applicants could face long waits of up to 2 years to move into age-friendly housing with care.

Existing supply

- 4.5 There are currently six housing with care schemes comprising 522 homes for people over the age of 55. Within these schemes the Council has nomination rights to 227 homes, and around 20% of these are relet each year (45 homes).

²² HomeChoice is the Council's service that enables people to apply and bid for affordable housing. An individual's eligibility is assessed for both affordable housing and social care, with decisions made via a panel system.

- 4.6 All six schemes fulfil the design requirements for housing with care for people over 55 years old.

Gaps in provision

- 4.7 To address the gaps in provision, the target set for this Plan support the delivery of a minimum of 506 age friendly housing with care dwellings. The Council will work with private developers to ensure that sufficient market led age friendly affordable housing with care delivered through the planning system and will specifically work with providers to enable two 100% affordable age friendly housing with care schemes within the Plan period.

Age friendly housing with care - indicative programme

- 4.8 The following table provides the profile and provisional timescales for completion of the affordable dwellings.

2026 – 2030*	Type	Number AH Only
Scheme A	All affordable housing	75
Sub-Total		75
2031-2035*		
Scheme B	All affordable housing	75
Scheme C	market/affordable housing	40
Scheme D	market/affordable housing	40
Sub-Total		155
2036- 2041*		
Scheme E	SUaVE** market/affordable housing	15
Scheme F	SUaVE** market/affordable housing	15
Scheme G	SUaVE** market/affordable housing	50
Scheme H	SUaVE** market/affordable housing	20
Scheme I	SUaVE** market/affordable housing	20
Scheme J	SUaVE** market/affordable housing	15
Scheme K	market/affordable housing	60
Scheme L	market/affordable housing	45
Scheme M	market/affordable housing	37
Sub-Total		277***
Total		507***

* All timescales are subject to confirmation as schemes progress

** ³Strategic urban and village extension

*** All dwellings may not complete in the Plan period and whilst the number of affordable housing Age-friendly Housing with Care dwellings proposed exceeds the LHNA target, this supports the Councils preferred position to prioritise Housing with Care over Housing with Support as the model better reflects a 'Home for Life'.

- 4.9 Financial analysis has been undertaken based on market experience, local knowledge and feedback from providers to assess the likely level of public subsidy that would be required to support the programme. To enable the homes to be both affordable to those who live in them and to meet their accommodation needs, public subsidy will be required.
- 4.10 It has been assumed that the public subsidy would come from various funding streams, including the Government, via Homes England and SGC through its own resources. The provider would be responsible for the majority of the scheme cost through finance from private funding sources.
- 4.11 Where dwellings are being provided through planning policy it is assumed that public subsidy will not be required, unless there are viability issues or the number of proposed affordable homes exceeds the planning policy requirement. This is particularly relevant when the number of affordable age friendly housing with care dwellings only make up a small proportion of the overall scheme numbers and would not be sufficient to support the care service provision. In this instance additional public subsidy would be sought to increase the number of affordable dwellings, exceeding the planning policy requirement, but enabling an operationally viable affordable age-friendly housing with care scheme.
- 4.12 Details of the public subsidy required for age-friendly housing with care schemes are set out in **Appendix A**.
- 4.13 The public subsidy takes into account all costs and is based on recent schemes that have been developed in South Gloucestershire. The higher costs, and therefore the subsidy requirement reflect the specific requirements of supported housing, with more communal facilities being included than would be found in general needs housing.

Summary - Age-friendly housing with care

- 4.14 The following provides a summary of the requirements for age-friendly housing with care:

Description of cohort	Older people who want to live independently but with the benefit of access to care and support provided 24/7 from staff based at the scheme.
What is the housing need for this cohort?	Based on needs information in the LHNA 2025 a target has been set for an additional 506 homes for age friendly housing with care across all tenures between 2026-2041. The target for the affordable housing delivery is a minimum of 140 dwellings in the same plan period.
Preferred locations	Thornbury

	Northern and Eastern urban fringe, Strategic Urban and Village Extensions: North Lyde, Carson's Green, North Warmley, Almondsbury and Woodlands.
Type(s) of housing needed	Shared ownership/social rent/market housing. Accommodation provided mainly 1 and 2 bedroom self-contained flats with appropriate communal space and facilities.
Care and support needed	Care and support team on site 24/7 offering support to both residents of the age friendly housing with care scheme and people living in the local community, addressing isolation and improving wellbeing. Housing management team on site Mon-Fri daytime.
Design/specification	Minimum of approx. 55 flats but preferably 60-80 flats. - Proximity to: - shops/town centre - transport links - community social space - public green space - to other residential accommodation, enabling integration to the local community. - Safe/ideally level access to local facilities, e.g. shops, GP surgery. - Accessibility - all flats designed to the full wheelchair adaptable standard in line with latest Building Regulations Approved Document M, M4(2) and M4(3) (2a) Access to and use of buildings: Approved Document M - GOV.UK and with the emerging Local Plan Policy LP18 - Conform to HAPPI principles. - Restaurant/café area which could be open to local people without compromising the security and privacy of the residents. - Large lounge area that could be made available for community use. - Communal garden for residents' use. - Salon/therapy space. - Office and staff welfare space. - Staff facilities for housing/care and home care staff - New and refurbished (if applicable) accommodation to conform with (and exceed where possible) policy and standards to address the impact of climate change. - Work is currently being undertaken to review standards for Specialist age friendly housing with care, any changes will be addressed in the

	relevant Supplementary Planning Document to the emerging Local Plan.
Is there sufficient existing supply?	There are currently 6 extra care housing schemes comprising 522 flats, of which 227 are for social rent. New supply of a minimum of 506 targeted of which at least 140 will be Affordable Housing (in line with emerging Local Plan Policy).
New build/refurbishment?	New build/refurbishment
Land opportunities	• Strategic Urban and Village Extensions • Identified individual sites in the emerging Local Plan • Windfall sites • Council owned land • Re-development/regeneration opportunities • Registered Provider land and property disposals

Supported living

Understanding housing need

- 4.15 On a day-to-day basis the Council's Adult Social Care Brokerage Team deal with challenges in finding appropriate supported housing solutions for people. The number of people currently waiting for a supported living Placement has been gradually reducing. This is a positive outcome, more recently supported by the introduction of the Specialist Provider Framework. However, people still wait an average of three months for a placement.
- 4.16 Specific data about the people currently being supported by the Council is set out below, separated into three cohorts based on the primary need recorded for each person:
- People with a learning disability and/or autistic spectrum disorder.
 - People with a physical and/or sensory impairment.
 - People with an ongoing need for mental health support.
- 4.17 **People with Learning Disability and/or Autistic Spectrum Disorder (ASD):** A study conducted by the National Development Team for Inclusion (NDTi) during 2024 considered the overall needs for education, health, care, and housing for people with a learning disability, autistic people and those who identify as both, in the Bristol, North Somerset, and South Gloucestershire Integrated Care Board area. The assessment of care and accommodation needs for people over 18 in South Gloucestershire was based on data derived from the Adult Social Care database. The study involved widespread engagement of people with lived experience and their carers.
- 4.18 The data presented in the report included projections of the number of people with moderate or severe learning disability and autistic people and the accommodation they currently occupy (where known). The key facts extracted are:
- 50% are already living in supported housing or in their own home but,
 - 21% live in residential or nursing care homes and
 - 29% live with family or friends (only 13% of the cohort are aged 18-24 who might normally be expected to live with family).
- 4.19 An additional issue is that 21% of those where accommodation details were recorded, live outside of South Gloucestershire.
- 4.20 The data indicates a need for additional supported housing in South Gloucestershire to avoid the need for inappropriate, costly placements in care homes and outside the area. For a small minority of people, specialist provision relating to a specific health condition may be necessary. However, there are few people of working age for whom life in a residential care home can be the only option. Whilst it is difficult to calculate an exact figure for the number of people who will need or want to live in supported living accommodation, it could be assumed that:

- The same proportion of people living independently in mainstream housing can be applied to the entire cohort of working age adults over 25 years of age;
- People aged 18-24 could continue to live with family; and
- People aged over 55 may wish to move into age-friendly housing with care.

4.21 This indicates that there may be 337 people in the current cohort who might require supported accommodation.

4.22 The engagement with people with lived experience of learning disability or ASD and their carers identified the following general requirements:

- More supported living/ independent housing with support.
- Homes need to be near local services (shops, health, libraries) and have good public transport links.
- The area needs to have access to green, quiet spaces.
- Design needs to be accessible and sensory rooms were identified as important.
- Local services need to be inclusive.

4.23 **People with physical and/or sensory impairment:** Data extracted from the Adult Social Care database from July 2024 (to correspond to the data used for the NDTi report) has been analysed. The majority of people in this cohort rely on community-based services such as community support, day services or making their own arrangements utilising a Direct Payment. The key findings relating to the 2,019 people recorded are:

- 13 are under 25 and could continue living with their family.
- 1,731 (85%) are over 55 years of age. These people could choose to live and be supported in age-friendly housing with care or other age-friendly accommodation. Only 207 were recorded as already living in age-friendly housing with care.
- 226 people over 55 were recorded as living in a residential care home; a further 5 people under 55 are in residential care.
- Only 17 people were already living in supported housing.
- 270 people were living in a nursing care home.

4.24 The data suggests that age-friendly housing with care or supported living could present an alternative option for some people currently living in residential care homes and should be considered as an option for people in the future.

4.25 95% of people in accommodation-based services live within South Gloucestershire. A further 3.4% live in areas bordering South Gloucestershire and only 1.4% live outside of these areas. This suggests that out of area placements for this cohort of people is uncommon.

4.26 The overall need for supported housing estimated for people with physical and/or sensory impairment is 69 dwellings.

4.27 People with an ongoing need for mental health support: Data extracted from the Adult Social Care database from July 2024 (to correspond to the data used for the NDTi report) has been analysed. In line with findings for people with physical and/or sensory impairments, the majority of people in this cohort rely on community-based services such as community support, day services or making their own arrangements utilising a Direct Payment. The key findings relating to the 404 people recorded are:

- 166 are aged between 25-54.
- 176 people are living in accommodation-based services. Of these:
- 75 are already living in supported housing (19 in age-friendly housing with care and 56 in supported living);
 - 71 are in residential care and
 - 30 are in nursing care homes.

4.28 Only 80% of people in accommodation-based services are living in South Gloucestershire. 13% live in Bristol, indicating the supply of specialist provision in the City. The remaining people live in a range of locations, as far away as Birmingham and Exeter.

4.29 Through the data analysis it is estimated that 88 people in this cohort may require supported housing.

Existing supply

4.30 Supported living accommodation already exists in South Gloucestershire for 323 people, approximately half of which are self-contained dwellings and half in shared housing. Around 50 placements were made over the past 12 months. Since the Council's Specialist Provider Framework launched in September 2023, there has been a gradual decrease in the number of days people are waiting for a supported living provision (currently 3 months).

A number of supported living schemes, comprising around 45 dwellings, are in the pipeline which will help to bridge the gap between need and supply.

Gaps in provision

- 4.31 The gap in provision of supported living accommodation is not easy to accurately define. Through the analysis of the data available it is estimated that a total of around 490 supported living dwellings are required to meet current and emerging needs. It is clear that demand for supported living accommodation is growing and we want to avoid future placements outside of South Gloucestershire for those who don't want to move and to enable a suitable housing option for those already living elsewhere to be able to move back to the area.
- 4.32 The current supply of supported housing in South Gloucestershire, plus the provision that has recently been developed or is in the pipeline, equates to 368 dwellings. Therefore, the assessed unmet need is estimated to be around 120 dwellings.
- 4.33 Research commissioned by the National Housing Federation, conducted by Altair Ltd. In 2024 ([National Housing Federation - How much supported housing will we need by 2040?](#)) estimated that an additional 167,000 supported living dwellings are required by 2040 across the Country. If the rate of estimated need from this study is applied to the population of South Gloucestershire, the local estimated need would be around 110 dwellings over the life of this Plan. This supports the estimate assessed from analysis of the locally available data.

Supported Living indicative programme

- 4.34 The target for this Plan is 110 additional supported living dwellings, all of which will be affordable. The first 5 years, provide the greatest certainty, with opportunities identified to meet the highest priority needs evidenced.
- 4.35 In the following 10 years of the Plan the forecast of the type of accommodation is indicative, based on the projected need profile and prioritised accordingly. It is expected that schemes will comprise between 6 and 12 dwellings depending on the opportunities that arise, the suitability of individual sites and specific needs at the time.
- 4.36 The following provides the profile and provisional timescales for indicative delivery of 110 affordable supported living dwellings:

2026 -2030*	Type	Number
Unit A	Refurbished bungalow	1
Unit B	New build bungalow	1
SL scheme A	1b flats	5
SL scheme B	1b flats & 2 bungalows	9
SL scheme C	1b flats	5
SL scheme D	12 x ensuite rooms- shared facilities	11
Sub-Total		32

2031-2035*		
Unit C	New build bungalow	1
Unit D	Refurbished bungalow	1
Unit E	Refurbished bungalow	1
SL scheme E	1b flats	5
SL scheme F	1 bed bungalows	6
SL scheme G	12 x ensuite rooms- shared facilities + 1 bed s/c flats	14
SL scheme H	1b flats	8
Sub-Total		36
2036-2041*		
Unit F	New build bungalow	1
Unit G	Refurbished bungalow	1
SL scheme I	1 bed bungalows	6
SL scheme J	1b flats	7
SL scheme K	12 x ensuite rooms- shared facilities	11
SL scheme L	1b flats	5
SL scheme M	1 bed bungalows	6
SL scheme N	1b flats	5
Sub-Total		42
Total		110

* Although the number of dwellings in each scheme is specific for the purpose of forecasting actual numbers in each scheme may vary.

- 4.37 Financial analysis has been undertaken based on market experience, local knowledge and feedback from providers to assess the likely level of public subsidy that would be required to support the programme. To enable the homes to be both affordable to those who live in them and to meet their accommodation needs public subsidy will be required.
- 4.38 As with age-friendly housing with care, it has been assumed that the public subsidy would come from various funding streams, including the Government, via Homes England and SGC through its own resources. The provider would be responsible for the majority of the scheme cost through finance from private funding sources.
- 4.39 Details of the public subsidy required is set out in **Appendix A**.

Summary – Supported living

- 4.40 The following provides a summary of the requirements for people over the age of 18 with care and support needs related to learning disability and/or Autism, physical and/or sensory impairment and people with mental health needs.

Description of cohort	People aged 18 and over with a range of care and support needs, including physical/sensory impairment, learning disability and/or mental health needs.
What is the housing need for this cohort?	110 affordable supported living dwellings.
Preferred locations	Northern and Eastern Urban Fringe Yate Thornbury
Type(s) of housing needed	• Social rented accommodation • 1 and 2 bedroom bungalows – groups of around 6 with staff facilities (including a staff office/sleeping facilities and communal area). • Separate, bespoke bungalows may also be needed – to be determined on an individual basis. • Clusters of around 6 or 12 x 1 bed self-contained flats with staff sleeping facilities. • Accommodation with shared facilities – with approximately 10 en-suite beds in 2-3 converted houses or cluster flats with shared kitchen and living room. Staff sleeping facilities to be included for whole scheme.

Support needed	Core/shared support/floating support on site and/or individualised support as required based on the individuals identified. 24/7 support in group accommodation.
Design/specification	Proximity to: - shops - regular transport links - community social space - employment opportunities - public green space Safe access to local facilities, e.g. shops, GP surgery. Complying as a minimum with National Defined Space Standards. Accessibility - M4(2) accessible and adaptable as a minimum with wheelchair accessible M4(3) as required by planning policy and/or housing need. Shared accommodation – kitchen, lounge area, garden space, storage. Self-contained flats/bungalows. Staff welfare space and sleeping space, office. New and refurbished (where applicable) accommodation to conform with (and exceed where possible) policy and standards to address the impact of climate change. Bespoke design and build solutions may be required for specific and/or individual needs, particularly for individual bungalows.
Is there sufficient existing supply?	Currently 323 dwellings within South Gloucestershire and access to 73 within Northern and Eastern edges of Bristol.
New build/refurbishment?	Mixture of new build and conversion/refurbishment
Land opportunities	- Strategic Urban and Village Extensions - Identified individual sites in the emerging Local Plan - Windfall sites - Council owned land. - Identified individual sites in the emerging Local Plan - Urban extensions s106 opportunities

	• Redevelopment/regeneration opportunities. • Registered Provider land and property disposals
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5 Feedback from providers and people with lived experience

- 5.1 This Plan has been informed by the people currently living in housing with care, supported housing or receiving community-based support and the Providers who support them.
- 5.2 Providers were engaged through discussion at regular forums and two workshops to sense check the data used to identify needs and give advice about the type of homes required.
- 5.3 Consultation with people with lived experience was achieved through a survey (in an accessible format) about their preferred location, type and design of future homes. A discussion was also held with the Voices for Choice group supported by Milestones (no other group meeting happened during the Plan development period) and meetings with people living in Extra Care Housing currently.
- 5.4 The feedback received is largely in line with the best practice identified nationally. A clear preference has been identified for living in communities well served by local facilities and good transport routes. A need for peaceful, accessible open space, both connected with the proposed housing and in close proximity, has been clearly articulated. Housing with care residents were generally happy with the design of their existing homes, although some accessibility features were noted as lessons for the future. For supported living, a mix of shared and self-contained accommodation was identified as necessary, but all respondents highlighted the importance of having sufficient personal space.
- 5.5 The Council will work with Providers to identify and establish one or more reference groups of people with lived experience who can inform the later stages of the project and the specific design of proposed development schemes.
- 5.6 The Council will also engage with potential partners providing supported housing and services to understand their capacity to develop new projects and their views on models of delivery.

6 Challenges risks and constraints

6.1 The following is a summary of significant risks that could impact the Plan and the mitigations available.

Risk	Mitigation
Developments are delayed impacting forecast delivery.	Work with developers and providers to understand threats and constraints and establish a plan to mitigate them.
Programme – does not reflect need – (increase/decrease) resulting in under or over supply.	Undertake regular monitoring and review the Plan to ensure it continues to deliver the required supply.
Public and private funding availability is uncertain/expensive threatens viability and deliverability.	Work with funders and communicate clearly that this is a corporate priority for SGC to support this Plan and it's programme.
General economic shocks.	Review Plan regularly.
Lack of providers/developers	Work closely with existing Providers and ensure a wide range of potential delivery partners.
Affordable homes via planning policy are not delivered as expected, due to economic conditions/other external factors which cause delay and non-delivery.	Ensure close liaison with developers to understand their view on market conditions and the impact on delivery. In the event the market is not delivering the required housing, work with RPs and public sector partners to explore alternative options and solutions.

7 Best practice

- 7.1 The Plan is based on best practice, drawing on the experience locally and in the supported housing sector of developing and managing supported housing.
- 7.2 A full list of references is included in **Appendix B**

8 Actions to deliver the plan

- 8.1 The following have been identified as priority actions:
- Further analysis of needs data, including review of need for short term supported accommodation, e.g. for homeless people, care leavers etc.
 - More engagement with people with lived experience.
 - Establishment of a stakeholder group to include experts with knowledge and experience of the sector.
 - Geographical mapping of supported housing supply and services.
 - Work with partners/providers to review the suitability of existing supply and plans for new supply, along with the development of plans to improve, re-purpose or decommission and replace stock.
 - Engagement with developers.
 - Review of planning applications to identify other opportunities for delivering supported housing, either through s106 or potential for site acquisition.
 - Continued engagement with Homes England and Government agencies, including health.
 - Ongoing review of progress towards meeting the vision and development of the Supported Housing Delivery Strategy.
- 8.2 These actions could be developed into a comprehensive action plan, which will in turn support delivery of the supported housing programme.

9 Monitoring the Plan

- 9.1 The Plan will be reviewed on an ongoing basis and updated as a minimum at the end of each five year period. The programme in Appendix A is very much a live document and should be reviewed and updated on an ongoing basis.
- 9.2 Regular progress reports will be made where possible and appropriate through existing Council reporting routes and governance structures.

10 Equalities and inclusion

10.1 The Council's Tackling Inequalities Plan 2024-28 identifies specific objectives around the provision of specialist housing to meet need and to support people to maintain their homes, including to age well at home. Further details are set out in the Inequalities Plan and its accompanying annual reports.

10.2 The Housing Strategy sets out clear priorities for reducing inequalities in housing ([Appendix 2 - Equality Impact Assessment and Analysis - Housing Strategy](#)). It covers the following:

- Affordability
- Accessibility
- Meeting diverse need
- Improving the energy efficiency of homes
- Ensuring appropriate levels of Community Facilities

10.3 Actions are identified that result in measurable performance against these priorities and include the following:

- Working in partnership with Registered Providers and other specialist housing providers to ensure a supply of age-friendly affordable housing, with care housing, supported housing, housing for older and disabled people (built and adapted to meet needs).
- Maximising all opportunities to deliver affordable housing through planning obligations to deliver the following standards for all affordable housing, Nationally Defined Space Standards, M4(2) (accessible housing),
- Secured by Design (Silver).
- Specifying that a proportion of the affordable housing will be built to M4(3) standard (wheelchair adaptable housing).
- Supporting the provision of a variety of house types and sizes to suit a range of households and income levels.
- Enabling specialist supported housing for people with complex learning difficulties.
- The use of social value as a method to quantify the benefits of delivering supported housing schemes.

10.4 The Plan reflects the priorities set out in these documents and outcomes will be reviewed as part of the overall monitoring of the Plan.

ARK Consultancy Limited
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Appendix A – see separate document

Appendix B

Good Practice Guidance:

Housing LIN: Design Principles for ECH, 2020

MHCLG/DLUHC: Appendix A of the Supported Housing National Statement of Expectations, 2020 defines minimum standards and includes some examples of good practice.

BSI PAS 6463:2022 Design for the mind – Neurodiversity and the built environment provides guidance to improve inclusiveness of buildings

Richmond /Wandsworth SH Spec 2023 – detailed design spec

Sunderland Accommodation with Support Design Guide

[Commissioning services for autistic people - Dept. of Health & Social Care](#)

[Design Guidelines for inclusive enabling environments for adults with complex needs](#)

[Living in the Community, Housing Design for Adults with Autism](#)

[Living in the Community.pdf - Living in the Community Housing Design for Adults with Autism](#)

www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations

[Valuing People - A New Strategy for Learning Disability for the 21st Century - GOV.UK \(www.gov.uk\)](#)