Supported and Older people's Housing - Development Survey 2025 questions

Page 1: Welcome

The NHF is repeating its survey of members on plans and appetite for the development and regeneration of supported and older people's housing. We also want to understand the barriers and opportunities to developing specialist housing, and what your plans would be with the right funding and operational landscape.

We are aware that the sector has faced significant financial challenges in recent years, alongside an environment of continued uncertainty around further regulation and financial measures affecting the development or sustainment of supported housing. With this context in mind, we also want to understand the extent to which the closure of schemes is a risk for our members, and whether this affects certain client groups more than others.

The findings of this survey will provide vital data on how a stable and sustainable funding and regulatory environment can support the delivery of much needed new supported and older people's housing. By demonstrating the real risk of supported housing schemes closing, we will strengthen our asks to government and campaigning activity to save our supported housing.

This survey should take **no more than 10-15 minutes to complete**.

We will ask you questions about your current supported or older people's homes and on your plans for future development and regeneration. There will also be questions on barriers to development and regeneration, and on funding streams. We would be grateful if you can consult with colleagues if you don't hold all the information for your organisation yourself. To clarify the terminology used in this survey, we have produced a **glossary** which defines what is covered under each definition.

The deadline for completing the survey is **19 May 2025**.

The information you share in the survey will be anonymised and will be analysed by the NHF for research purposes only. If you have any questions please contact adam.gravely@housing.org.uk

Page 2: Section 1: About your organisation

1. **What is your registered provider code?**
   This is the code issued to you by the Regulator of Social Housing.

2. **Please select your organisation name.**

   If you can't find your organisation listed, please select 'Other' at the bottom of the list:

   - **[If 'Other' selected] Please state the name of your organisation:**

3. **What is your role at the organisation?**

4. **Please provide us with your email address.**
   This is so we can contact you to ask any questions about your responses.

5. **Do you currently provide any of the following as an organisation:**

   - Older people's housing (including sheltered, extra care or designated housing for older people)
   - Supported housing (for working-age people with support needs)

Page 3: Section 2: Existing schemes and homes

6. **How many older people's housing schemes or units do you own and/or manage?**

   Please include all properties that you own, manage, or both as of this financial year ending March 2025.

   - Number of schemes
   - Number of units

7. **How many supported housing schemes or units for working-age people do you own and/or manage?**

   Please include all properties that you own, manage, or both as of this financial year ending March 2025.

   - Number of schemes
   - Number of units

Page 4: Section 3: Previous regeneration projects

8. **Have you engaged in any older people's housing regeneration projects over the past 5 years?**
* Yes
* No

9. **Have you engaged in any supported housing regeneration projects for working-age people over the past 5 years?**
* Yes
* No

10. **Please state the number of older people's schemes/units you have regenerated:**
* Number of schemes
* Number of units

11. **Please state the number of supported housing schemes/units for working-age people you have regenerated:**
* Number of schemes
* Number of units

Page 5: Section 4: Planned development programme from 2025

12. **Are you planning to build, purchase or regenerate any older people's housing in the next 5 years?**

* Yes, my organisation is planning to build.
* Yes, my organisation is planning to purchase.
* Yes, my organisation is planning to regenerate.
* No, my organisation is not planning either.

13. **Please provide further details about your development plans for supported housing for older people. How many schemes or units do you have planned?**

Where possible, please break these numbers down by development (build), purchase or regeneration.

Number of schemes (new build)	Number of units (new build)	Number of schemes (purchase)	Number of units (purchase)	Number of schemes (regeneration)	Number of units (regeneration)

14. Are you planning to build, purchase or regenerate any supported housing for working-age people in the next 5 years?

- Yes, my organisation is planning to build
- Yes, my organisation is planning to purchase
- Yes, my organisation is planning to regenerate
- No, my organisation is not planning either

15. Please provide further details about your development plans for supported housing for working-age people. Which support needs do you provide homes for, and how many schemes or units do you have planned?

Please break down these numbers by specific client group, counting each scheme/unit only once for the client group that suits best.

	Number of schemes (new build)	Number of units (new build)	Number of schemes (purchase)	Number of units (purchase)	Number of schemes (regeneration)	Number of units (regeneration)
People with learning disabilities or autism						

Single homeless people (including rough sleepers)						
People with mental health problems						
Young people at risk or leaving care (16-25)						
People with physical disabilities or sensory impairment with support needs						
Homeless families with support needs						
People with drug or alcohol misuse						
People at risk of domestic abuse						
Offenders and people at risk of offending						

Others (including people with multiple disadvantage, military veterans, refugees/asyl um seekers, teenage parents, travelers or others)						
Mixture of support needs						

Page 6: Section 5: Decommissioning/ disposal (as non-supported housing)

16. **Are you planning to decommission or dispose (as non-supported housing) any older people's housing)?**

'Decommissioned' includes age specific housing for older people that no longer meets the regulatory definition of older persons housing, for example, because support is no longer provided.

- Yes, we are planning to decommission.
- Yes, we are planning dispose (as non-supported housing).
- We are not currently planning to decommission or dispose, but we are considering this.
- No.

17. **How many schemes/units of older people's housing are you planning to decommission or dispose (as non-supported housing)?**
- Number of schemes
- Number of units

18. **Are you planning to decommission or dispose (as non-supported housing)supported housing (for working-age people with support needs)?**

- Yes, we are planning to decommission
- Yes, we are planning dispose (as non-supported housing)
- We are not currently planning to decommission or dispose, but we are considering this
- No.

19. **Please provide further details about your plans or concerns for decommissioning or disposing of supported housing for working-age people. Which client groups do you feel will be most affected by the likelihood of supported housing closures for your organisation?**

People with learning disabilities or autism
Single homeless people (including rough sleepers)
People with mental health problems
Young people at risk or leaving care (16-25)
People with physical disabilities or sensory impairment with support needs
Homeless families with support needs
People with drug or alcohol misuse
People at risk of domestic abuse
Offenders and people at risk of offending
Others (including people with multiple disadvantage, military veterans, refugees/asylum seekers, teenage parents, travelers or others)
Mixture of support needs

20. **How many supported housing schemes/units are you planning to decommission or dispose (as non-supported housing)?**

- Number of schemes
- Number of units

Which factors have contributed (or may contribute) to your decision to decommission or dispose (as non-supported housing) your older person's or supported housing?

Please select your **five** most important reasons below.

Drag items from the left-hand list into the right-hand list to order them.

Financial viability – increased costs due to National Insurance contributions
Financial viability – no uprating of support funding in line with inflation
Financial viability – reduction in support funding
Financial viability – rent doesn't cover cost
Impact of new regulation
Inappropriate design/ operationally obsolete
Lack of demand / no longer needed
Local authority – decommissioning or not recommissioning
Organisational – change of priorities
Residents – affordability issues (including housing benefit refusals by local authority)
Safety concerns
Other (please specify)

21. **In the event that no additional funding for supported housing is announced in the spending review, how much would this impact your decision to decommission or dispose of your older person's or supported housing?**

- It would significantly impact our decision to decommission/ dispose

- It may impact our decision to decommission/ dispose

- We already have plans to decommission/ dispose, and this may contribute to our decision

- We already have plans to decommission/ dispose, but this wouldn't make a difference

- No, it won't/wouldn't impact our decision to decommission/ dispose

Page 7: Section 6: Enabling factors and barriers to development

22. **What are the most significant barriers your organisation is facing that is preventing the development or regeneration of supported or older people's housing over the next 5 years?**

Please select your **five** most important reasons below.

Drag items from the left-hand list into the right-hand list to order them.

Costs – building safety
Costs-– capital grant too low
Costs – decarbonisation
Costs – lack of access to affordable finance
Costs – unable to purchase land
Financial viability – increased costs due to National Insurance contributions

Financial viability– rents are too low
Lack of demand / local need
Local authority – disputes over housing benefit and/or service charges
Local authority – decommissioning or not recommissioning
Local authority – short-term contracts from commissioners
Organisational – lack of skills or experience in development
Planning – local authority capacity
Planning – local resistance
Planning – net additionality requirement
Planning – lack of land available for development
Residents – lack of access to move on accommodation
Other (please specify)

23. **If you selected other, please write in (free text):**

24. **Would your organisation have ambitions to develop more housing for older people, if the barriers mentioned above were removed?**

- Yes
- No
- Don't know

25. **Would your organisation have ambitions to develop more supported housing, if the factors mentioned above were all satisfactory?**

- Yes
- No
- Don't know

Page 8: Section 7: Funding models

26. **Have you used any of the following funding streams to build, purchase or regenerate supported or older people's housing?**

If you have not used the funding stream, please leave it blank.

Bank finance
Better Care fund
Charitable loan from sister organisation
Fundraising
Homes England funding (Affordable Homes Programme)
LA funding
Move-on fund
NHS England grant
Old HCA grant
Other (please specify)
Rental income (Specialist Supported Housing outside Rent Standard)
Rental income (within Rent Standard)
Rough Sleeping Accommodation Programme
Transforming Care

27. **Do you have any other comments you would like to share with us about your experiences of developing, remodelling, or decommissioning supported or older person's housing?**

Thank You Page: Thank You!

Thank you for taking our survey. Your responses will help us to better understand the barriers to development in this sector and ask the government for a sustainable plan for supported housing. We will be happy to share findings once we have collected and analysed all the responses. We will keep you updated, but we expect that this will take place from **July 2025.**