

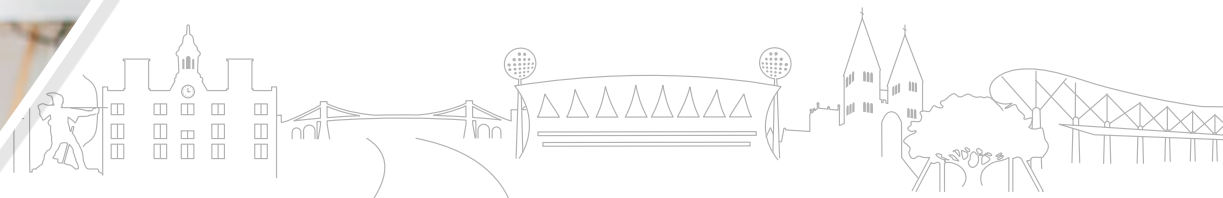
May 2026



Adult Social Care Supported Housing Plan



Nottinghamshire
County Council



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Introduction

In this Plan the Council is confirming its approach to the planning of accommodation including Housing with Support, Extra Care and General Needs Housing (in collaboration with the seven district and borough Councils) to ensure that it can adapt and respond to future service demands and requirements. Those with care and support needs require access to the right kind of housing to ensure maximum independence.

The Plan reflects national legislation, local priorities, and emerging pressures such as the imperative to avoid homelessness, rising housing and care costs, and increasing demand for accessible and supported accommodation.

The Council wants to ensure that:

- There is the right accommodation at the right time in the right place for all Nottinghamshire residents who have an assessed, eligible need.
- The Council wants to ensure that people can live their gloriously ordinary life where independence is maximised. The Care Act 2014 emphasises the role of housing in ensuring the delivery of effective health and social care support. Whilst the County Council is not a housing authority, it recognises the crucial role that the right housing has in meeting an individual's care needs.

To achieve this, the Council will work closely with all its partners including health, the seven district and borough councils, private landlords and other housing organisations, care and support providers as well as voluntary and third sector organisations to ensure that there are sufficient opportunities for providing a comprehensive accommodation offer.

The [Council's Housing Strategy 2024-2029](#), sets out (amongst other Housing priorities) Nottinghamshire County Council's commitment to ensure that adults who have a long-term illness and/or disability can live as independently as possible in their own home. This involves the Council taking a 'whole life approach' to individuals, ensuring support is available when and where they need it.



The Councils **Accommodation Plan Objectives**

In line with the [Nottinghamshire Plan 2025-2029](#)
Adult Social Care wants to:

- Grow the availability of housing with support and independent living options for young adults, care leavers, domestic abuse survivors, and people with severe and multiple disadvantage.
- Work with local partners to provide more housing for older people and people with disabilities, planning and adapting housing to meet their needs.

Adult Social Care are working closely with Public Health, Housing and Planning colleagues to ensure that our accommodation strategy objectives support the wider Corporate Aims within the Plan.



Vision, Aims and Strategic Objectives



Vision

To provide high-quality, affordable, and secure accommodation that enables residents to thrive, reduces the use of 24-hour care bed-based services, supports community wellbeing, supports independence and sustainability and prevents homelessness where this is a risk. The Council wants to ensure that people can live their gloriously ordinary life where independence is maximised.

Aims

Our aims are to:

- Achieve significant expansion of suitable, affordable and sustainable accommodation for supported housing for older people and working age adults, who draw on care and support.
- Secure an estimated 350 additional units of suitable and available supported housing accommodation for adults of working age who draw on care and support.
- Design, develop and procure/commission an estimated 200 additional units of suitable and sustainable Extra Care in the locations in Nottinghamshire, within existing communities where demand for Extra Care is evidenced. The Council will seek partial nomination rights.
- Ensure that by 2029 nobody is admitted to residential care, where their needs can be met in supported housing.
- Promote inclusive, mixed, and sustainable communities.
- Ensure supported housing is of high quality and establish a credible and effective programme of quality assurance for adult social care supported housing including improving the condition, useability and energy efficiency of existing housing stock.
- Ensure that expanded supported housing provision achieves optimum economy and value for money, through deployment of capital assets and resources, service utilisation and relevant grant/income streams.





Strategic Objectives

Our aims will be achieved through the following strategic objectives:

- Establish effective partnerships in developing and assuring supported housing, within the Council and with external partner organisations.
- Establish an approved capital investment programme for supported housing development, facilitated by cross directorate collaboration and appropriate partnership working with District Councils and Registered Providers of Social Housing (RPs).
- Ensure most appropriate and economic use is made of council land assets to develop supported housing accommodation, subject to governance and planning processes.
- Help ensure a joined up and seamless transition of supported housing commissioning and development as part of Local Government Reform (LGR), encompassing housing allocations, new housing development, asset management, licensing and assurance and capital investment/grant optimisation.



Legislative context for the Accommodation Strategy and Future Development

When developing the Accommodation Plan and subsequent accommodation, the Council must remain compliant and be guided by:

The Care Act 2014

Care Act 2014

Under the Care Act 2014, following an assessment of need, the Council is obliged to ensure that older or disabled people are safely and appropriately accommodated. For some older people this may involve extra-care supported housing. For many disabled adults of working age supported living services will be the best way to meet their needs. Most users of supported living services are tenants.

The Care Act also provides that people with eligible needs are enabled to make meaningful choices about how and by who their care and support is provided. Mental capacity law establishes formal processes for tenancies to be agreed where a tenant lacks capacity to agree the tenancy.

The Supported Housing (Regulatory Oversight) Act 2023

Supported Housing (Regulatory Oversight) Act 2023

The Social Housing (Regulation) Act 2023

Social Housing (Regulation) Act 2023



Organisational context for the **Accommodation Plan and Future Development**

When developing the Accommodation Plan and subsequent accommodation, the Council will collaborate across Directorates, partner with District and Borough Councils*, the NHS and Care and Housing Providers. In collaboration with the Councils' Housing Departments we will be exploring and developing an approved Capital Expenditure Programme for new accommodation.

*The Council is not a strategic housing authority and generally has no powers or duties relating to housing development, allocation of social housing or responding to homelessness. Currently each of the seven district and borough councils act as housing authorities and although there are areas of collaboration between them, each has its own allocations policy, housing development approach and homelessness response. From 2027, the County Council will be part of a new unitary council, combining responsibilities for social care, public health and housing, with its own housing stock.

Preparing for LGR

As a county council in a two-tier environment, Nottinghamshire is without many of the powers, resources and opportunities necessary for supported housing development. These include affordable housing quotas, oversight of housing allocations and register, the statutory Planning role and Homes England partnership status and arrangements with seven district and borough councils. Housing has been identified as a key priority within the LGR process.

The transformation to a new unitary authority from six different councils will bring many complexities, relating to:

- Five different allocations policies.
- Four different Housing Revenue Accounts merging, with the new HRA business plan being critical to building more social housing.
- Very divergent levels of homelessness and responses to housing development duties.



Needs and Demand

The Plan will consider current and predicted demand and seek to ensure that the Council has an organic and flexible pipeline of development which can be accelerated via compliant but creative and innovative procurement approaches.

The Council has recently undertaken a detailed Accommodation Needs Analysis for:

Younger Adults 18-64

– Enclosed as **Appendix 1**

and

Older Adults 65+ (extra care designed for 55+)

– Enclosed as **Appendix 2**

This data collection and analysis is complemented by a wider needs assessment for supported housing commissioned by the seven district councils.

There is need for a significantly increased provision of supported living accommodation to meet a range of needs amongst working age adults. At least 300 additional units are required over the next five years to 2031, representing an increase of 40% on established provision.

In addition, there is need for a significantly increased provision of extra-care accommodation to meet a range of needs amongst older adults. It is estimated that 200 additional units are required over the next 5 years.

There is a need to ensure optimum utilisation of current supported provision and recognise schemes which require change where void levels have been high.

There is understood to be significant latent demand for extra-care housing amongst older people, including some who are admitted to residential care currently.

There is also a growing need for accommodation for individuals whose primary need is Mental Health and much of this need is being met from residential care provision when it is believed that most of the need could be met via community provision if it were available.



What is **already** being achieved?

Adults Social Care and Health

Nottinghamshire Adult Social Care recognises that there are many working age adults and older adults living in residential care, who could live more independently in supported living or extra care housing. As well as improving outcomes for individuals, shifting this pattern of provision offers better value for the Council, with significant opportunities for cost avoidance and some cashable savings.

Achieving this change in ASC provision is built into the Council's Medium Term Financial Savings (MTFS) planning over the next five years.

The Council has embarked on an ambitious programme to ensure that people under the age of 65 are being supported (where appropriate for the person) to move out of residential care into Supported Living and for many individuals this will also pave the way for a future move into General Needs housing. The Council has supported 100 people to move into supported living since January 2025 including nineteen people who have moved from residential care.

A Voids Board has been established to track the use of vacant supported living units and maximise the opportunities to support people to step down from residential care.

There are currently circa 100+ new supported living properties being developed or planned, and active plans are increasing this number.

In line with the ambition of supporting people to move into supported living the Council has identified a further 100 people in residential care who are actively waiting and could be supported to move into a community setting.

The Council has recently awarded a new framework for working age adults which includes a specific "lot" for care providers to respond to call-offs detailing the Council's requirements for new supported living developments.

The Council is going to tender in 2026 to appoint a further framework of registered providers which will work collaboratively with housing developers to bring additional developments to the Council based around the Council's Market Position Statement (MPS).

The Place, Children's Services (CHS) and Adult Social Care Directorates of the Council have created a cross-directorate Housing Board, which is considering planning issues, place shaping, and "make or buy" decisions for new capacity. The board is also accessing the Council's Assets Register to discuss the use of Council assets that are surplus to current requirements but may be appropriate buildings or sites for development.

Utilising funding from NHS England (NHSE) the Council developed The Maples supported living care facility, this has been very successful, delivering better outcomes for some of the county's most complex individuals.

Recently the Council has successfully been awarded a further £3.5 million of funding from NHSE to develop an additional scheme of a similar nature.

Housing is now a key consideration in all commissioning strategies as an enabler to good outcomes and creative services for people who require support.

Public Health

Through partnership working, Public Health has a role to influence and support all provider partners in Nottinghamshire to collectively contribute to reducing health inequalities across three linked aspects of housing which are crucial to good health and wellbeing. These are: housing supply, decent housing conditions, and support services for those who need them to live independently in their home. As such, Public Health works at a system level with District and Borough Councils, the NHS, social care and community providers to address the housing related factors that impact health and wellbeing.

Through the Health and Wellbeing Board Public Health has supported the formation of a new Strategic Housing Directors Partnership group, which includes all Districts and Boroughs (Strategic Housing Authorities), East Midlands County Combined Authority (EMCCA) and the Council. Endorsed by the local authority Chief Executive Officers, this group is expected to play a valued strategic role in addressing the full range of housing challenges for Nottinghamshire, in preparation for a revised future landscape under LGR.

In recognition of the need for potential liaison with Mental Health services and Drug and Alcohol Treatment and Recovery (DATRIG) funding, Nottinghamshire has also commissioned the substance use provider Change, Grow, Live (CGL) to develop a substance use housing team. Since its establishment in 2024, this provision has assessed and supported around 500 people and has stopped or prevented at least 182 evictions.

Children's Services

Under various legislation including the Children and Social Work Act 2017 and Supported Accommodation regulations 2023, Nottinghamshire CFS is obliged to arrange or provide supported housing for vulnerable young people over 16, where it is appropriate in meeting their support needs. This relates to care experienced young people moving on from residential care or foster care. The Council has a responsibility to provide accommodation for care leavers up to the age of 25 but many move on prior to this.

The Council's CFS commission significant provision of supported housing for young people 16 plus, throughout the county. This supported accommodation helps young people build independence working closely with the Council's Preparing for Adulthood (PFA) service.

CFS are a member of the cross-directorate Housing Board and contributes to the discussions around voids which may be suitable for adaptation to young people's accommodation.



Market development and Engagement

Adult Social Care has undertaken wide-ranging and focused market engagement in preparing for the expansion of supported housing provision. It will continue working with developers, registered providers (RPs), District and Borough Councils, care providers and people to monitor overall supply and delivery and refine models of housing service delivery and assurance.

Engagement around development and launch of the new Care Support and Enablement (CSE) framework for supported living services was comprehensive and yielded a very large response from a diversity of providers. The Council has undertaken two separate market engagement exercises with RP landlords, in 2024 and Summer 2025, with a further round of discussions to refine the new framework. Key themes and wider learning is taken by Commissioners from each phase of market engagement to inform service models and procurement processes.

Comprehensive engagement is now being planned for development of extra-care housing, during 2026. This will focus on the development of accommodation schemes for extra-care, rather than the care and support services. Engagement will target developers in different sectors, including local/regional RPs, specialist non-profit provider/developers and commercial developers. The process will be fundamental to the Council's weighing of options for building new Extra-Care schemes.

Scope of the Accommodation Plan

In Scope

- Development and procurement of accommodation for supported housing of working age adults who draw on care and support. To include people with learning disability, physical disability, autism or mental health needs.
- All routes to market and procurement activity for securing accommodation and/or care and support for Adult Social Care supported housing.
- Investment and development projects for the establishment of new extra care housing schemes for older people and associated commissioning and contracting of care and support for extra care housing.
- Council investment programme for supported housing, including extra-care and incorporating corporate capital spending, public sector partnerships and future access to capital grant.
- Establishment of joint approaches to developing and commissioning supported housing, including planning for utilising council land assets.

Out of Scope

- Supported housing for care experienced and other young people 16 plus, not having eligible needs under the Care Act.
- Supported housing for people whose primary need arises from lived experience of domestic abuse.
- Supported Housing for people who are homeless or experiencing multiple/severe disadvantage, where their primary need is homelessness, substance use, or criminal justice related.
- Shared Lives services.



Inter-dependencies

- Day-to-day operation of the CSE procurement framework for supported living care and support.
- Management and assurance of legacy arrangements for commissioned supported living services.
- All relevant programmes of social work reviewing of older people and those of working age currently living in residential care, who may benefit from supported housing instead.
- Joint working with Public Health and Children's Services over commissioning and assurance of supported housing provision.
- County Council corporate asset strategy, or equivalent.
- Preparation and transformation programme regarding housing, as part of local government reform (LGR).
- Partnership working relating to mental health and housing.



Overview of Action Plan and timelines

The action plan will be attached to this strategic plan and will set out key actions to be progressed and achieved over four years to 2030.

The first and most immediate actions to be achieved within 12 months will include:

- Launch of the new procurement framework for Registered Providers of Social Housing, with proposals being received through the lifetime of the framework. **Summer 2026**
- Active implementation of Lot 3 of the CSE Framework for CQC registered providers of supported living to respond to Council requests for new supported living opportunities. **February 2026**
- Completion, publishing and regular updating of need and demand analysis for supported housing for working age adults and extra care housing. **Immediate and ongoing**
- Completion of programme of social work reviews of all older people and working age adults in residential care, who may benefit from moving to supported housing. **March 2026 onwards**
- Significant progress in assuring that people are provided with alternatives to residential care where supported housing would meet their outcomes. **Immediate and ongoing**

- Completion of comprehensive market engagement for development of Extra Care housing schemes and formal review of options for developing three new schemes, including modelling of service delivery, costs and design requirements. **Autumn 2026**
- Cabinet to consider proposal for capital investment programme for adult social care supported housing. **Winter 2026 TBC**
- Implementation of revised comprehensive performance framework for supported housing in Nottinghamshire, subject to further development from **2027**.
- Complete review of Council land assets and identify/explore site options for development of Adult Social Care supported housing. **Ongoing**



Organisation and Governance

Nottinghamshire County Council has robust and established arrangements for internal and formal governance which have evolved to direct dynamic and effective commissioning for Adult Social Care. The key governance steps for the commissioning and assurance of supported housing may/will include:

➤ Commissioning Board (Adult Social Care)

Senior Manager group, ASC commissioning, operational management, legal and procurement.

Considers potential new major projects, along with key commissioning risks and priorities.

Reviews and approves major projects, ahead of formal governance.

➤ Adult Social Care Senior Leadership Team

Executive director, service directors and Finance sets annual and continuing priorities for strategy and medium term financial strategy (MTFS), including commissioning.

Approves all major projects and reviews all proposals prior to formal governance.

Helps resolve any cross cutting or wider issues.

➤ Cabinet

Provides overall policy direction and corporate oversight.

All key decisions subject to its approval and review.

Oversight and leadership of transformation as part of LGR.

