



Specialist Housing Position Statement 2023-24



Specialist Housing Position Statement



"A home should provide everyone with a safe foundation for a good life. Norfolk County Council are committed to providing specialist housing that enables people to live an independent life in their communities, with the care and support they need, for as long as possible."

Cllr Alison Thomas, Cabinet member for Adult Social Care

Norfolk needs modern specialist housing for adults of all ages with care and support needs and has allocated £47m to facilitate more affordable developments across the County. The capital funding will:

- make the development of affordable rental units viable
- be exchanged for nomination agreements with Norfolk County Council and local councils for the scheme
- be used alongside other funding, such as Homes England or NHS funding streams

We know that the success of new schemes is more than the bricks and mortar. We are committed to increasing understanding about the broader concepts of specialist housing in Norfolk, as well as promoting new schemes. We want to work with Registered Social Landlords and care providers who can deliver high quality, innovative housing where people can live their lives in safe and vibrant communities.

"We welcome this opportunity to work with new and existing partners to develop modern specialist housing in Norfolk, helping to shape places that are fit for communities of the future."

Gary Heathcote, Adult Social Services Director of Commissioning



Independent Living

We want attractive housing for older people which offers peace of mind, helping people to stay independent in their local communities for longer.



Demand in Norfolk

Norfolk County Council aims to facilitate over 1,000 units of affordable rental units of Independent Living by 2028. We are particularly keen to have discussions about developments in Thetford, Kings Lynn, Central Norwich and Great Yarmouth.

District of Norfolk	By 2028 Programme ¹ : need for affordable rental units*	2041 Norfolk older peoples housing study ² : all tenure need
Breckland	207	900
Broadland	143	831
Great Yarmouth	124	596
King's Lynn and West Norfolk	220	906
North Norfolk	164	794
Norwich	55	285
South Norfolk	144	818
Norfolk total	1,057	5,130

*Adjusted since programme start to take account of schemes open and/or on-site, accurate October 2022

¹ Norfolk County Council 2018 Programme Business Case using Housing LIN SHOP tool, overlaid with current provision of home support.

² Three Dragons and all Norfolk councils (county and district) 2022: Study of Demand for Specialist Retirement Housing and Accessible housing for older people in Norfolk including related planning and viability issues, using Retirement Housing Group model to forecast demand.

What we are looking for

New developments need to:

- Be at the heart of a community with proximity to shops, facilities, transport, and GP
- Be built on a 2–3-acre plot with a minimum of 60 units
- Offer one (min 55sqm) and two (min 68 sqm) bed apartments
- Offer a mix of tenures where appropriate (Affordable Rent and Older People's Shared Ownership)
- Have care on-site, 24/7
- Offer a variety of facilities that prioritise independence
- Have a positive pet policy
- Have a clear break-down of services and costs (including the Peace of Mind care charge to ensure 24/7 care staff on site)

A vibrant scheme will require a balance of care and support needs and a partnership approach to nominations. The on-site care for all developments will be commissioned through the Independent Living Care and Support Framework.

"My whole world has opened up! I am so happy and have met some lovely friends. My family have noticed such a difference in me."

Resident of Swallowtail Place, Acle.



Supported Living

We want attractive housing for adults with care and support needs that gives people choice and opportunity to live independently in the community.



Demand in Norfolk

Norfolk County Council aims to facilitate around 300 units of housing in the next five years to suit a variety of needs. We are particularly keen to have discussions about developments in Norwich and its suburbs, Kings Lynn and Great Yarmouth.

Supported Living housing type	Demand*
High specification, individual housing for people with high care and support needs.	34
Supported Living Community Housing for people with varying care and support needs to live long-term, alone or with others, in the community.	150
Supported Living for Enablement for people to live short-medium term whilst building skills and confidence to move into longer-term housing.	22
Supported Living for Recovery, to help people regain confidence or engage with support on a time-limited basis, to avoid mental health crisis.	36
Mainstream Housing for enablement move on for people ready to live independently, located in the same town as enablement schemes.	40

*Excludes schemes in development

What we are looking for

Supported Living is our umbrella term for the types of housing listed on page 5. Excluding the individual high specification housing and the mainstream housing, which is usually clusters of three or four, all Supported Living housing types require 10-12 units of accommodation on the same site with space for staff and car parking.

We have more detailed requirements and design guides for each type, but all new Supported Living developments need to:

- Be at the heart of a community with proximity to shops, facilities, transport, and GP
- Be accessible with at least one fully accessible unit in each scheme
- To design spaces of 55 sqm for a one-bedroom self-contained unit
- Use robust construction to minimise noise from within and outside
- Where possible offer outdoor garden space and ample parking for staff and visitors

Schemes will usually provide a core number of hours, with additional support added on an individual basis. NCC will commission care and support services on a scheme-by-scheme basis from the appropriate care framework.

Local people have told us that:

- There needs to be choice, so people do not have to 'fit' the home
- The building design and space needs to make them feel safe and secure
- Housing should be in walking distance to shops, services, and parks

"I like being independent and in control of what I want to do."

Norfolk Supported Living Resident



Interested in working with us?

We want to hear from Registered Social Landlords who have opportunities to meet our identified need and aspirations to help shape the future of specialist housing in Norfolk.

There is a formal process to give assurance working in partnership with Norfolk County Council to develop specialist housing will be straightforward and rewarding for all parties. Following approval, the capital funding is available through an application process. Our dedicated programme team will be on-hand to support you with:

- Capital application forms
- Funding and nomination agreements
- Development of schemes that meet local need
- Connections with District Councils and other local partners as needed
- Support with process to fill schemes
- Promotion and communication for schemes

We have two mailboxes that take you directly to the team:

- [Independent Living](#)
- [Supported Living Programme](#)

For more detailed information on our aspirations, Norfolk's demand, and new development requirements, please request the 'Specialist Housing Programme Overview'.

Care and support

For more detailed information on the current shape and opportunities across the adult social care market in Norfolk, you can find our [Market Position Statement online](#).

If you would like a conversation about the care provision for Supported Living, you can contact the [LD Commissioning by email](#).



Norfolk County Council

Independent
Living



Supported
Living

