



Homes  
England

The Housing and Regeneration Agency

# Homes England

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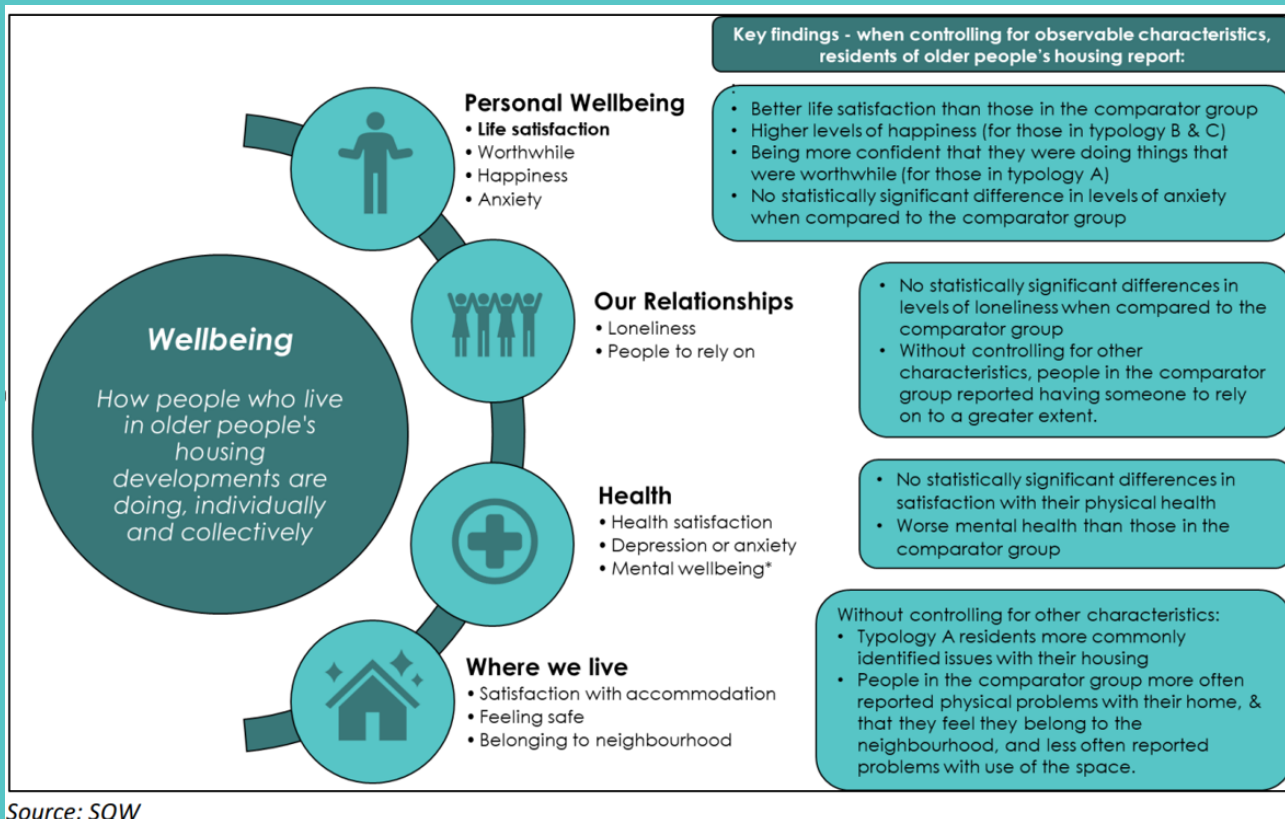
Head Programmes and Product  
Affordable Housing Grants





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**“How people who live in older people’s housing developments are doing, individually and collectively.”**



Source: SQW

Table 2.1: Wellbeing Uplift Monetised Values (2023 prices, per person, per annum)				
Typology	Average life satisfaction change (relative to comparator)	Low	Central	High
Age-restricted general market housing (Typology A)	+0.305	£3,580	£4,654	£5,727
Retirement living or sheltered housing (Typology B)	+0.345	£4,049	£5,264	£6,479
Extra care housing or housing-with-care (Typology C)	+0.283	£3,321	£4,318	£5,314

Source: SQW, 2024



Table 2.2: Fiscal impact by housing typology (2023 prices)			
Impact Area Considered	Financial Saving (per resident per year)		
	Typology A <i>Age-restricted general market housing</i>	Typology B <i>Retirement living or sheltered housing</i>	Typology C <i>Extra Care Housing or Housing-with-care</i>
GP Visits	£0	£8	£8
Community health nurse visits	N/A	N/A	N/A
Non-elective admissions to hospital	N/A	N/A	£647
Length of stay and delayed discharges from hospital	N/A	N/A	£1,185
Ambulance call outs	N/A	N/A	N/A
<b>TOTAL</b>	<b>£0</b>	<b>£8</b>	<b>£1,840</b>

Source: SQW, 2024



# Rutland Street, Tameside

## Supported Accommodation for Mental Health support needs

**Provider:** Prima Housing Association

**Specifics:** 19 x 1 bed apartments (M42) for clients with diagnosed mental health condition, with potential for 5 apartments to be made available for 2 people. Exceeds building regs on environmental performance

**Support:** 24 hr care & support on site by Richmond Fellowship but each client has own assured tenancy

**Scheme:** Worked with Tameside Local Authority and Care Commissioners to jointly develop scheme. Everyone has their own front door but 50% scheme is communal with space for co living, therapy, and education to effectively meet the needs of the intended client group

**Sustainability:** Designed so that in unlikely event scheme is no longer required a significant proportion of the non-residential spaces can be converted into apartments to create a larger scheme.

