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# Who Will Build the Homes: The Construction Skills Shortage

**Tom Arey**, director, PFP Thrive

**Megan Hinch**, senior policy officer, Chartered Institute of Housing

**Josh Nicholson**, head of programme (housing and communities), Centre for Social Justice





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# The Future of Supported Housing: The Supported Housing (Regulatory Oversight) Act

**Lee Buss-Blair**, director of operations, Riverside Group

**Chloe Fletcher**, head of policy and external affairs, Chartered Institute of Housing

**Michael Courts**, partnership lead, East Sussex County Council

**Neil Blanchard**, chief executive, Southdown Housing





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# Supported Housing (Regulatory Oversight Act)

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6 May 2026



- Raised concerns around Ofsted and duplicate Regulations
- Older People and Extra Care services and ability to meet the National Standard
- There were significant concerns around Managed Agents
- Concerns over the number of licenses, cost, and the level of burden on junior managers
- FPPT and the impact for people with lived experience
- Impact of the Local Need Standard on veteran homelessness

- Supported housing containing at least one Ofsted-regulated bed
- Domestic abuse services that are commissioned
- Older people's age restricted housing for over 55's
- **including** Extra Care schemes

- In many cases, the managing agent can be the appropriate person if they have control of the day to day
- Directly Managed – will still be required to be the license holder
- Commissioned services not be required to comply with the National Standards licensing condition
- Commissioners will be expected to commission support services to comply with the National Standards

- The consultation proposed that licence for each scheme, defined as a property address.
- Instead, a licence must be obtained by **licensing district**.
- The government has decided not to proceed with the **Responsible Person Standard**, but introducing a new suitability test for Service Managers

- Recognition of the importance of the voice of lived experience in the workforce
- Veterans' services not penalised through the Local Need Standard
- Regulations will not include the power to add discretionary licensing conditions
- Standardisation of application processes
- Recognition that license fee recovery would be sought via the public purse

- Intergenerational Extra Care
- Intensive Housing Management Only Services
- Level of managed agent awareness as to the upcoming changes
- Level of license fees and affordability
- Process for managing and addressing poor performance and **rewarding achievement**

- Mapping compliance and gaps with the revised national Standards
- Although Commissioned services and don't need to, we will still fully comply as we believe that these should be the minimum benchmark for what good looks like
- Clarify the status of Intergenerational Extra Care
- Communicating with managed agents and agreeing approach to licensees
- Define the future of our IHM services
- Understand the legality around mechs for recovering license fee

# **Supported Housing Strategy Development**

# Context

- Sussex is part of the Devolution Priority Programme
- Pan-Sussex Reference Group formed to respond to the initial consultation
- Successful examples of collaboration across housing, health and care
- Cross sector partners operating in extremely challenging resource environment, impacted by a shortage of affordable housing solutions
- Many parts of the region are seeing an aging population, ahead of national averages



# Priorities

- Maintaining and developing a diverse supported housing sector
- Maximising opportunities through devolution and local government re-organisation and the new Social and Affordable Homes Programme
- Ensuring alignment with broader programmes across health and care
- Supporting strong involvement from people with lived experience and providers
- Preparing for the new regulatory framework
- Building capacity to maintain and update strategies in the future



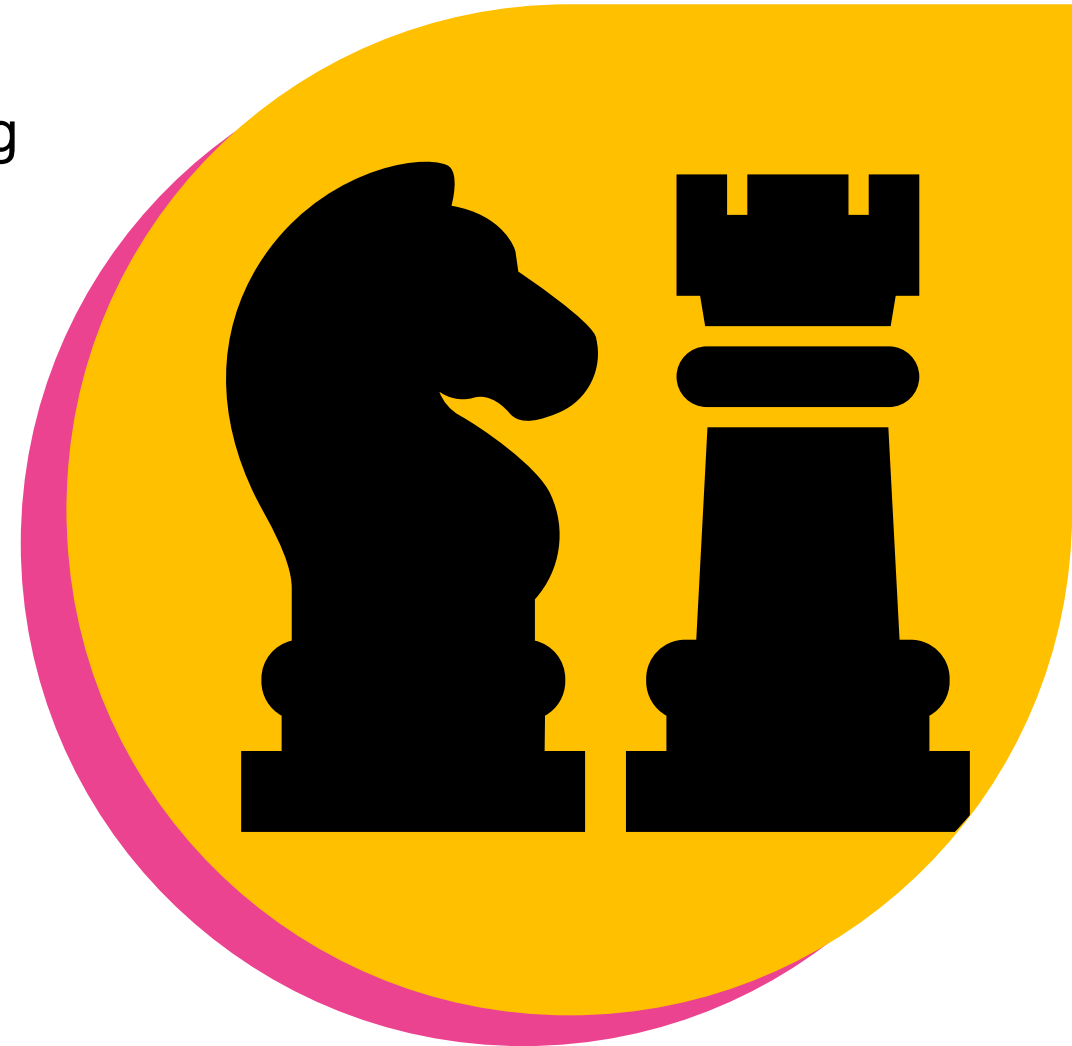
# Risks and Opportunities

- New unitary authorities have not yet been confirmed
- Considering the right footprint for our strategies
- Ambitious timescales to adopt the strategies
- Established opportunities for lived experience and provider engagement vary considerably in different parts of the sector
- Duties and commissioning responsibilities are split across multiple organisations and footprints
- Programmes across housing, health and care are undergoing significant review
- Variation in data collection



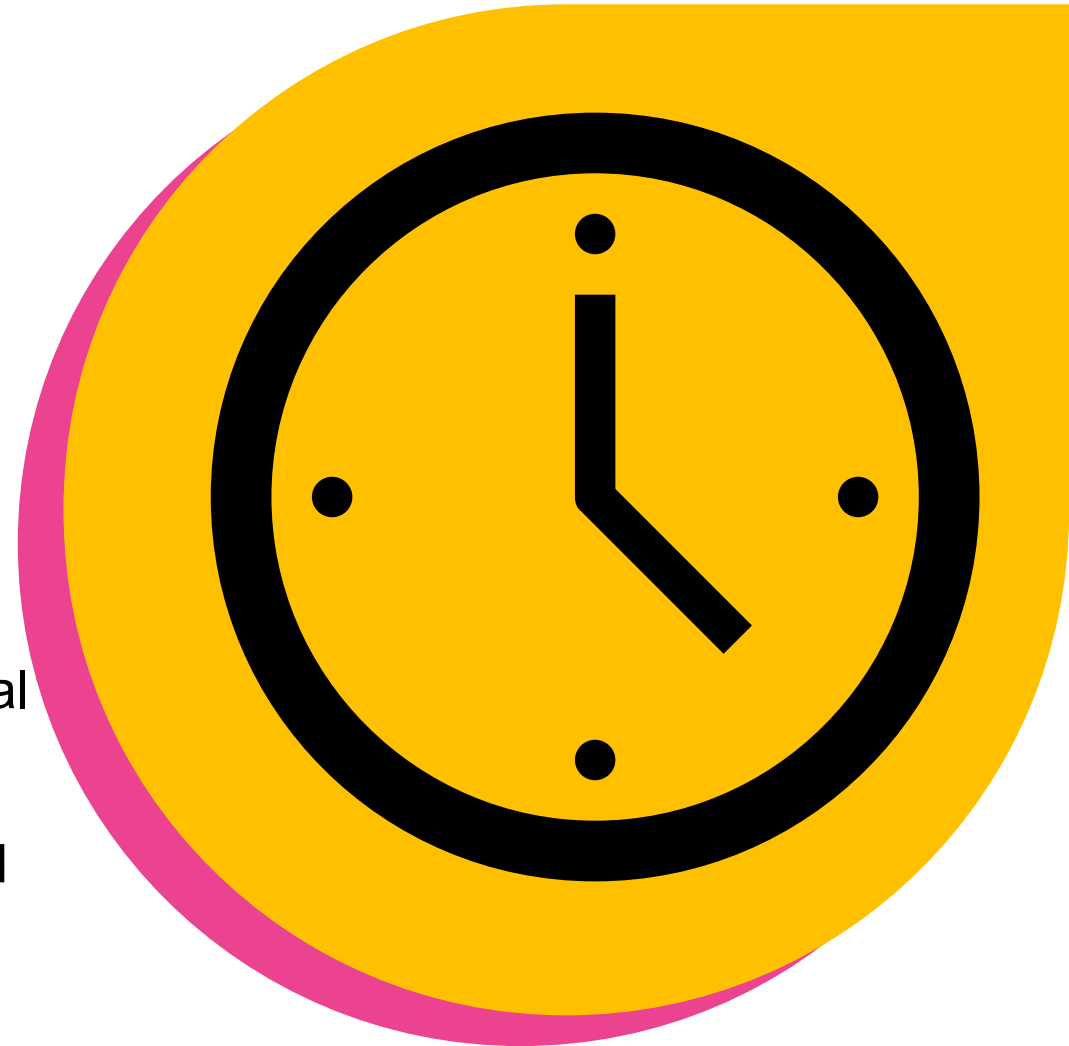
# Our Approach

- Pan-Sussex Reference Group has continued, providing a forum for learning and information sharing
- Pooling new burdens funding
- Jointly commissioning a pan-Sussex needs assessment
- Ensuring strategic oversight through health and mental health services
- Expanding existing mapping tools and gathering existing sources of data and insight
- Scoping opportunities to facilitate lived experience involvement



# Provisional milestones

- **March 2026** – mapping existing provision continues
- **April 2026** – initial call for evidence and stakeholder engagement
- **June 2026** – work on strategic needs assessment begins
- **Summer 2026** – scoping pan-Sussex and local strategy principles
- **September 2026** – findings from needs assessment
- **September / October 2026** – refining pan-Sussex and local principles
- **October 2026** – consultation on pan-Sussex principles and local strategies
- **January 2027** – strategy adoption



# Southdown



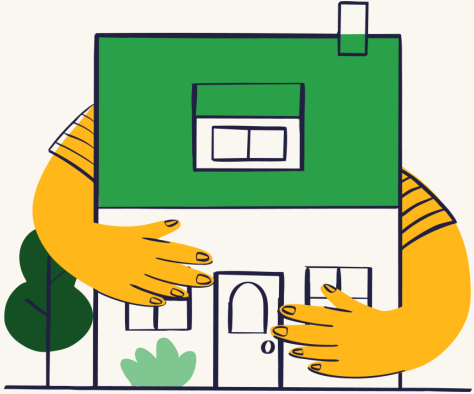
**Neil Blanchard, CEO**

Future of Supported Housing, CIH – Brighton

07.05.26

# Our model

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**A safe home**



**Person-centred support**



**Connection and purpose**



# SHROA

The Act is important and overall, a positive response, but it's being introduced into a **supported housing system under significant strain**

The Act focuses on **standards and oversight**

But the real issue is **system design and demand shift**

Regulation is necessary, but won't solve a system that is relying on supported housing to plug gaps elsewhere

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# Experience

Withdrawal of prevention services

Loss of linked support contracts

Increasing acuity and complexity

Commissioning not appreciating housing supply timescales and risks

Growth in parts of the non-RP sector using high-rent exempt models

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# Experience

People arriving later, with higher risk and fewer alternatives

Challenge of classification of properties as supported housing (continued risk under SHROA)

Housing services absorbing pressure from NHS and social care

Board confidence and support for capital development



# Where the opportunity is

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Map and protect what already exists  
(Supported Housing Strategies)

Appreciate financial, quality and outcome benefits of Registered Provider delivered supported housing

Cross sector collaboration (housing + health + care)

RPs as strategic partners – not just supply chain

Risk sharing – vital for new supply or models



# Example - Discharge to Assess

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## Innovation and risk sharing

People are clinically ready for discharge but can't leave hospital due to housing

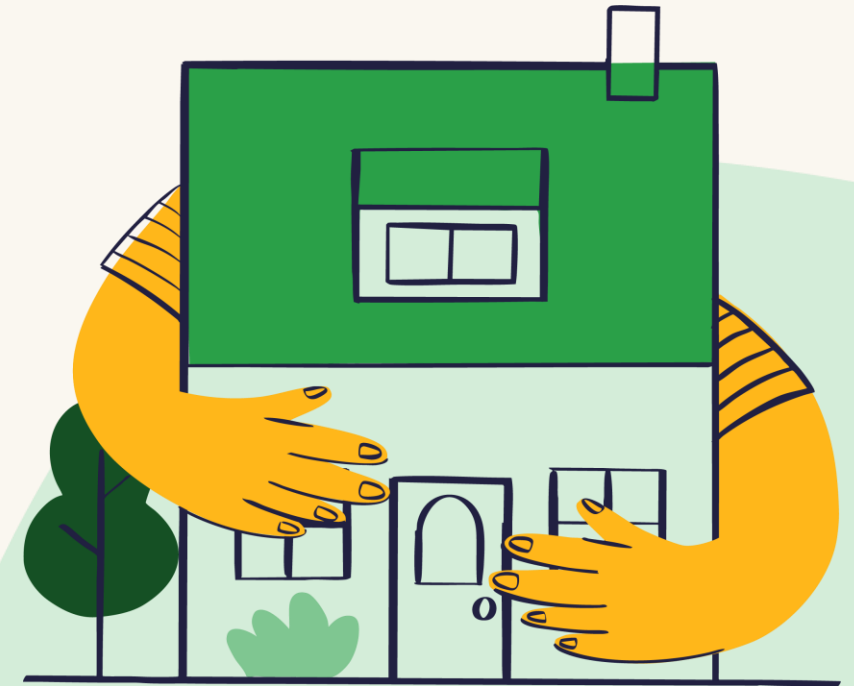
D2A exists to enable safe discharge and prevent readmission or A&E

6 week predicted stay - risk sharing on voids and potential rent loss through HB

We provide:

- Daily contact – 7 days a week
- 10+ hours support – dynamic flexibility
- MDT crisis planning
- Medication support

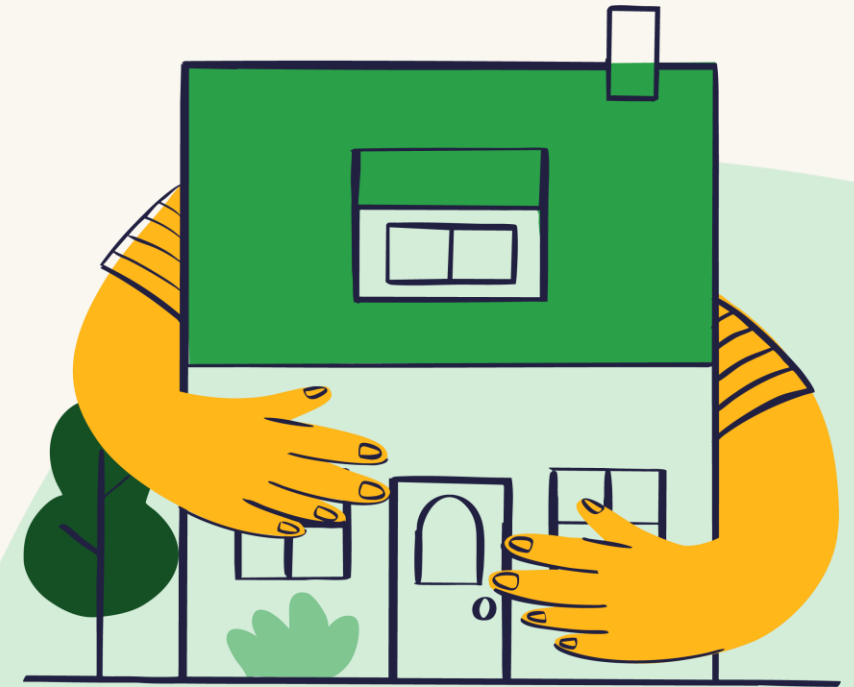
**We are not just providing housing - we are actively managing clinical risk in the community**



# Example – Supported Temporary Accommodation

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- **Housing association–led model** – partnership with LA using nomination agreements, rent guarantees and void-sharing arrangements
- **Housing benefit–funded approach** – enables delivery of supported housing at scale without significant upfront local authority capital investment
- **Positive financial return to the public purse** – LA able to claim back 90-100% costs
- **Reduced pressure on statutory services**
- **Agreed quality and design standards**



# Challenge points

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We are regulating providers, but not the system that is driving demand

We are focusing on standards, while relying on supported housing to manage clinical risk

We are introducing oversight, without addressing funding, commissioning and capacity



**If we get this right, supported housing becomes critical infrastructure for the health and care system. If we get it wrong, we risk constraining the very capacity the system now depends on**



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