

Delivering Adapted Specialist Homes & Adaptions to support independent living

- Outline of Telford Councils Wholly Owned PRS Housing company Nuplace
- The introduction of adapted specialist homes within the portfolio
- Strategic Housing Framework
- Virtual House – Promoting independent living within the Borough

About Nuplace

- Nuplace is a wholly owned company limited by shares with the sole shareholder being Telford & Wrekin Council. It was **established in June 2015** and is financed by equity investment and loans from the council.
- Nuplace purpose builds properties for the **rental market**.
- There are three directors of the company, who are officers, acting in that capacity as part of their council roles.
- The council **invests capital** into Nuplace through either debt or equity finance and demands a commercial return on both. The council's debt funding to Nuplace is governed by a 30 year facility agreement.

30
YEAR
AGREEMENT

5.29%
INTEREST

Aims of Nuplace

- Drive up the quality of the rental sector
- Deliver a portfolio of properties for private and affordable rent, responding to the borough's housing needs.
- Generate a long term income stream to invest in frontline services
- Regenerate brownfield and stalled sites.



Achievements to date:

- Nuplace has regenerated over **28.6 acres of brownfield land**.
- Delivered **420** homes across nine sites with a further **112** under construction or due to commence on site. There are **44** at planning stage bringing the total number of houses delivered, or in planned delivery to **576** currently.
- A range of 1, 2, 3 and 4 bed homes accommodating over **1,000** people throughout the Borough.
- Further budget is secured to grow the offer to some **750 units** including the introduction of apartments into our Town Centre as part of our multimillion pound regeneration project at Station Quarter.

28.6
ACRES

420
HOMES

NINE
SITES

A growing investment for Telford and Wrekin

- For the year ended 31 March 2021, the company delivered a **profit of £2.183m** before interest and taxation and **£0.463m** after interest and taxation.
- The council also benefits from **Council Tax** and **New Homes Bonus** as appropriate on the housing stock delivered.
- Additional **short term treasury management** benefits
- The Nuplace investment portfolio has experienced strong capital growth amounting to **9.6%** for the year ended March 2021.

£4.4m
INCREMENTAL
INCOME

Accessible and Adaptable Homes

- In 2018, Nuplace set out to **diversify its portfolio** to include accessible and adaptable homes delivered to M4(2) and M4(3) standards.
- The diversification was underpinned by **extensive market research** undertaken by Housing LIN, who are a leading ‘knowledge hub’ on specialist housing.
- There is an increasing growth in the number of older people selling up to **pay off debts, boost retirement income, help children or letting the family home out to downsize**, thus entering the private rental market at a **later stage**.



Accessible and Adaptable Homes

- 35% of properties at Maple fields, our 54 home site in Dothill, are specialist and adaptable homes.
- These have been specifically designed to support people with particular needs to enable them to continue living independently and as such are **ring-fenced** for people **over 55** or with a **demonstrable need**.
- We are delivering across the portfolio bespoke adaptations during the build process using **Disabled Facilities Grant** to meet individual needs including raise and lower kitchens etc.
- Further developments coming forward include specialist and adaptable homes



Meet Reg and Barbara

- Reg, 80 and Barbara, 79 were one of the first couples to reserve a specialist property from Nuplace.
- After **18 years living in their semi-detached home** Reg and Barbara have moved into a brand new detached bungalow
- Their move was in response to **different health issues** which meant using the stairs in their current home was becoming more and more difficult.
- Upon moving in they commented how well the open plan single storey living has suited their needs.



Strategic Housing Framework

- Adopted Housing Strategy
- Adopted Supported & Specialist Housing Strategy
- Emerging SPD - Supported and Specialist Housing
- Additional investment into DSG support/delivery



Adopted Supported & Specialist Housing Strategy

To further support the Council's overall housing strategy a Supported & Specialist Housing Strategy has been produced. This sub strategy sets out:

- The Council's vision for supported and specialist accommodation in the borough
- Investment & development opportunities for supported and specialist accommodation in the borough
- Why developers should invest in Telford & Wrekin and what support the Council can offer; and
- A comprehensive assessment of supported and specialist accommodation needs in the borough

SPD – Specialist & Supported Housing

Emerging Policy that will provide additional detailed guidance to developers, housing providers, landowners and residents including:

- Greater clarity about the need for and the different types of accessible and adaptable housing, and supported and specialist housing sought in the borough
- Building standards that apply to accessible and adaptable, supported and specialist housing
- Guidance on the location of accessible housing on development sites
- Design and site selection guidance for supported and specialist housing schemes; and
- Setting out how the Council will work with partners to deliver supported and specialist housing through planning.

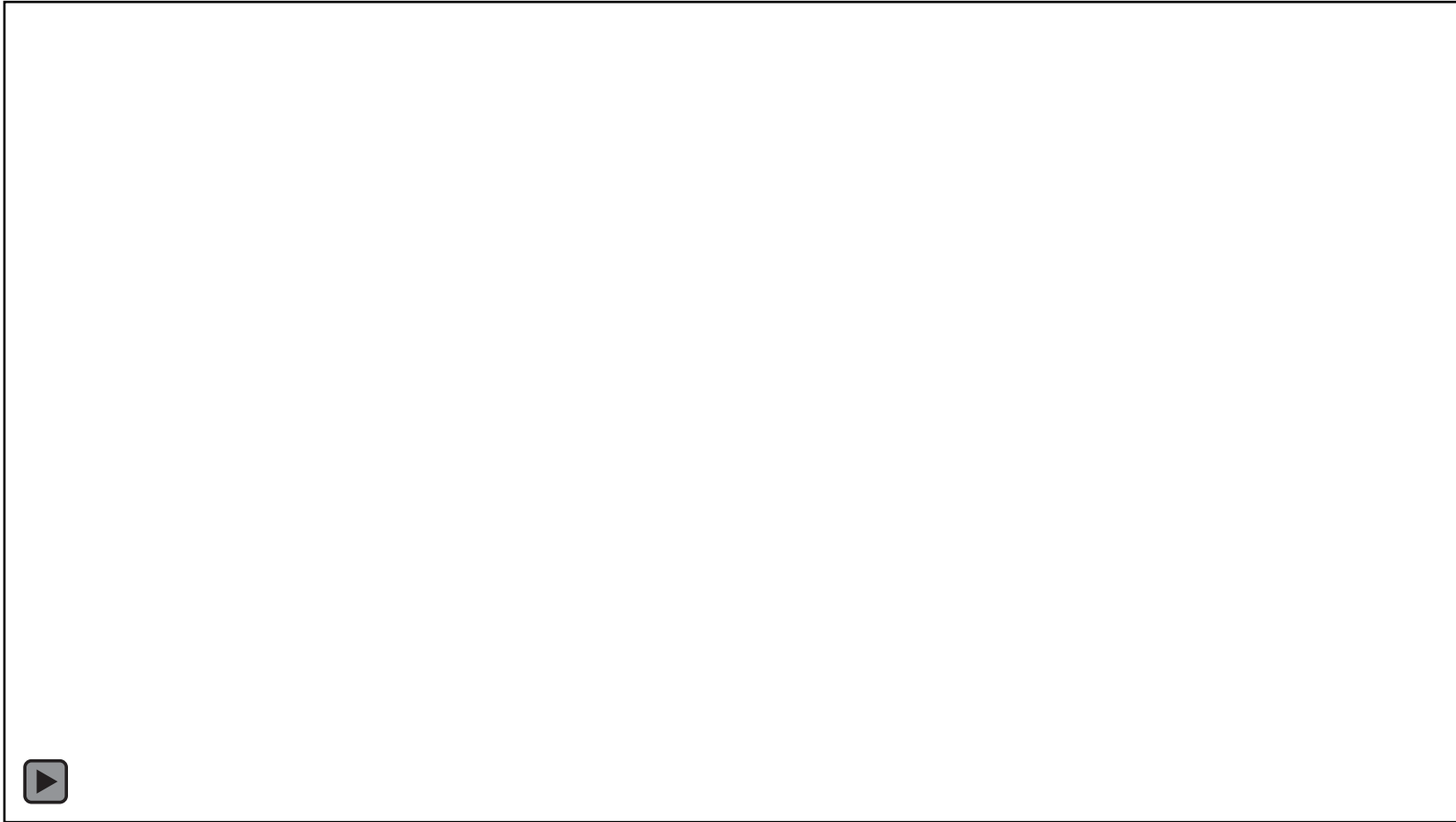
Independent Living Centre (ILC) and Virtual House



Case Study - HM

- HM is 27 years old; she has cerebral palsy and autism. She can also experience high levels of anxiety which need to be managed.
- HM moved into her adapted bungalow in March 2019. The bungalow had been fitted with a range of technology:
 - A grid pad to communicate and control the environment in the home.
 - High low sinks in the kitchen and bathroom and high rise bath
 - A smart cooker and washing/drying machine
 - An easy open front door including video intercom system
 - Grand Care System which provides HM with reminders and prompts during the day
 - Bed occupancy sensor with pager – alert carer when HM is out of bed
- HM still receives 1:1 support but not 24hrs a day
- Sleep in support has been replaced by roaming carers

Virtual House



Thank You for Listening.
Happy to take any questions.

James Dunn – Director Prosperity & Investment

