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## *E-Bulletin*

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# New opportunities for affordable homes on NHS land

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### *What is new?*

The Health Secretary, Jeremy Hunt, announced a new “Homes for NHS Staff” scheme at the Conservative Party Conference earlier this week.

The scheme will give priority to NHS staff when affordable homes, built on former NHS land, are allocated.

### *Was this expected?*

Yes. This announcement is in line with the Naylor Report, which proposes to release land for 26,000 new homes, and which included key worker accommodation for NHS staff as a priority. For more information about the Naylor Report, [see our previous E-bulletin here](#).

### *What are the opportunities for Registered Providers?*

This is a positive indication that the Government will look to implement the Naylor Report, as indicated by Theresa May in the run-up to the election earlier this year. This should see NHS organisations actively being encouraged to:

- identify surplus NHS land that can be developed as residential homes for NHS staff;
- accelerate small scale developments to deliver housing; and
- consider joint venture schemes that will bring both capital and revenue funding into the NHS.

### *Is it all good news?*

As always, the devil will be in the detail that is yet to be announced. Those details will need to include:

- how local authorities will adopt this policy into s106

For further information relating to this update, please contact:



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- obligations, and to fit with their existing housing lists;
- to what extent RPs can be included in the development of these new homes. The Naylor report suggested that the NHS could establish its own housing provider to deliver keyworker accommodation, either alone or in partnership with RPs;
- whether NHS staff will need to meet different financial tests to qualify for affordable homes; and
- an indication of timescales. 3,000 families are expected to benefit, but it is not clear over how long.

### *What should you be doing now to benefit from these opportunities?*

Although it is early days, there are a few things that you can be doing to position yourself to benefit from these opportunities:

- get to know your local NHS organisation and their stock. It may be that you can see development/rationalisation opportunities that they haven't yet considered. This is the time to showcase the sector's expertise and innovation, and in particular to persuade the NHS that partnerships with existing RPs really can work well for all parties;
- consider your charitable objectives (if you are a charity), and your internal policies and procedures to determine how the prioritisation of NHS key workers would fit with your organisation;
- learn more – come to one of our health and housing seminars in November, which will include key NHS speakers and delegates. [Email our events team](#) for more details and to register your interest.

### *How can Capsticks help?*

Our work for the healthcare and housing sectors means that we have a unique degree of insight into both sectors, and are able to make all the right introductions.

Please get in touch to ask us any questions about this topic.



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