



E-Bulletin

The Naylor Review: New opportunities on homes for NHS staff

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 Review, which proposes to release land for 26,000 new homes, and which included key worker accommodation for NHS staff as a priority.

What are the opportunities for NHS organisations?

This is a positive indication that the Government will look to implement many elements of the Naylor Review, as indicated by Theresa May in the run-up to the election earlier this year. This should help to:

- incentivise NHS organisations to dispose of surplus land, retain capital receipts and drive revenue savings in doing so;
- provide opportunities to develop homes for NHS staff which had not been available previously; and
- support NHS organisations (through the new NHS Property Board) to make better use of their retained estate.

How will this work in practice?

As always, the devil will be in the detail that is yet to be announced, and the extent to which of the many recommendations in the Naylor Review will be implemented. Those details will need to include:

- how local authorities will adopt this policy into Section 106 obligations, and to fit with their existing housing lists;
- to what extent will third parties such as social housing providers (known as

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Registered Providers or RPs) be included in the development of these new homes for NHS staff. The Naylor Review 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 housing providers, and their plans. It may be that you can see surplus land disposals, keyworker accommodation, development or rationalisation opportunities for both parties that they haven't yet considered in your local area. Now is the time to look into whether partnerships with existing housing providers can work well for your NHS organisation;
- learn more – come to one of our NHS estates seminars in November. [Email our events team](#) for more details, and to register your interest.

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



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