

# Supported housing closures survey 2025

## Research briefing

August 2025

### Summary

- We received responses from 126 members who provide supported housing, which for these purposes includes housing for older people. Respondents represented 60% of NHF members' supported housing stock and 55% of all supported housing stock owned by housing associations (PRPs) in England.
- More than half of respondents (56%, 71 housing associations) said that without an urgent commitment to long-term sustainable funding for supported housing, some of their supported housing schemes are likely to close or be decommissioned.
- More than a fifth of respondents (22%, 28 housing associations) said that they will have to seriously consider ending provision of supported housing altogether.
- In total, more than 50,000 homes could be at risk of closure or decommissioning across 71 housing associations.

### Introduction

Supported housing helps thousands of people across England who need help living independently at home. It provides a home for people facing a wide range of challenges like leaving hospital or experiencing homelessness, survivors of domestic abuse and veterans of the armed forces.

However, after years of funding cuts, these vital homes are no longer financially viable. Many are at risk of closure. Last year, our survey of NHF members showed that 1 in 3 supported housing providers had to close schemes in the previous 12 months because of funding pressures, and 3 in 5 were planning to close schemes in the future.

Since then, in the June Spending Review announcement, there was no specific funding announced for vital supported services.

To gather an up-to-date picture of the threat of supported housing closures, in July we sent a short survey to all NHF members who own supported housing, including supported housing for older people, asking:

Without an urgent commitment to sustainable long-term funding for supported housing:

1. Will any of your schemes have to close or be decommissioned?
2. If yes, will you have to seriously consider ending provision of supported housing altogether?
3. If your answer is no to question two, roughly how many units could be affected by scheme closures or decommissioning?

### **Our definition of supported housing**

For the purposes of the survey, we use the legal definition as set out in the [Policy statement on rents for social housing](#), which is:

“The term ‘supported housing’ means low cost rental accommodation provided by a registered provider that:

- (a) is made available only in conjunction with the supply of support;
- (b) is made available exclusively to households including a person who has been identified as needing that support; and
- (c) falls into one or both of the following categories:
  - (i) accommodation that has been designed, structurally altered or refurbished in order to enable residents with support needs to live independently; and
  - (ii) accommodation that has been designated as being available only to individuals within an identified group with specific support needs.

For the purposes of this definition, ‘support’ includes:

- Sheltered accommodation.
- Extra care housing.
- Domestic violence refuges.
- Hostels for the homeless.
- Support for people with drug or alcohol problems.
- Support for people with mental health problems.
- Support for people with learning disabilities.
- Support for people with disabilities.

- Support for offenders and people at risk of offending.
- Support for young people leaving care.
- Support for teenage parents.
- Support for refugees.

This is the definition used by providers when completing data returns for the Regulator of Social Housing, which we have used for within the analysis to calculate the proportion of supported housing stock represented by the sector and at risk of closure.

## Respondents

We received responses from 126 NHF members. Between them, respondents own 220,806 units of supported housing and represent 60% of our members' supported housing stock and 55% of all supported housing stock owned by housing associations (PRPs) in England.

### Respondents by region

Region	Number of respondents
West Midlands	23
South East	23
London	18
North West	18
South West	14
Yorkshire and Humberside	9
East of England	8
East Midlands	8
North East	5
<b>Grand Total</b>	<b>126</b>

### Respondents by size band

Size band (total number of homes)	Number of respondents
<200	32
200-999	22
1000-1999	7
2000-9999	21
10000-19999	15
20000-49999	19

50k+	10
<b>Grand Total</b>	<b>126</b>

## Results

**More than half of respondents (56%, 71 housing associations) reported that at least some of their supported housing schemes will close or be decommissioned** without an urgent commitment to long-term sustainable funding for supported housing.

**More than a fifth of respondents (22%, 28 housing associations) said that they will have to seriously consider ending provision of supported housing altogether.** These housing associations currently own 38,036 supported homes.

In total, **more than 50,000 homes (52,421) could be at risk of closure or decommissioning** across 71 housing associations, which is 14% of NHF members' supported housing stock and 13% of all supported housing stock owned by housing associations (PRPs) in England. This includes 14,385 homes owned by housing associations who reported that some of their supported housing schemes are at risk of closure or decommissioning, which is, on average, 15% of their total stock.

## Recommendations

Without the right emergency interventions from the government, supported housing still faces a worsening funding crisis, more service closures, and even more pressure on our vital public services, including the NHS, social care, homelessness services, and the criminal justice system.

We desperately need the government to give supported housing providers a lifeline to stay afloat. That's why this Starts at Home Day on 29<sup>th</sup> August, the National Housing Federation and our members are asking the government to:

1. Urgently commit to long-term, sustainable funding for support services in supported homes. This needs to be done at the Autumn Budget and in the forthcoming housing and homelessness strategies.

2. Create an emergency fund for supported-housing support services in the Autumn Budget to prevent more schemes from having to close their doors this year.
3. Allocate enough of the new Affordable Homes Programme funding to the building of new supported and older persons' housing and improve the conditions for bidding for small organisations.