

Extra Care Provider Market: An Example

Chestnut Court, 23 Mulberry Avenue, Stanwell TW19 7SF

Chestnut Court is a new build, purpose built Extra Care facility located in the Stanwell area of Spelthorne.

Chestnut Court has 45 flats, all offered at affordable rent. Facilities include a communal lounge, landscaped gardens, onsite hairdresser, laundry, restaurant, community centre space and assisted bathroom. There are shops and a local library in the vicinity.

Chestnut Court opened in July 2013. The Council has commissioned care and support services from A2 Dominion since November 2013.

The landlord is A2 Dominion who also provides care and housing-related support on site. The local housing authority is Spelthorne Borough Council. A2 Dominion Group is a Registered Provider (also known as a social landlord), and all of the profits the Group generates are reinvested into supporting its social purpose.

Registered providers are the bodies that own and manage social/affordable housing. Registered providers tend to be non-commercial organisations, such as lower tier housing authorities with statutory housing functions and their own housing stock, or independent housing associations. Housing associations are independent, not-for-profit organisations that can use any profit they make to maintain existing housing or to help finance new ones.

A key function of affordable housing is to provide accommodation that is affordable to people on low or limited incomes. Limits to rent increases set by law mean that rents are kept affordable and accessible. Registered providers are financially regulated and funded primarily through the Homes & Communities Agency, whilst the government department currently responsible for overseeing the affordable housing sector is the Department for Communities & Local Government.

The Council anticipates that the majority of potential bidders for the competitive tendering process will be registered providers.

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