

Supported Accommodation & Market Development Statement **December 2025**

1. Introduction

The former Social Care Investment Programme (SCIP) Team has been integrated into the wider Strategic Commissioning & Quality Team and can be contacted via the Supported Accommodation & Market Development email samd@leics.gov.uk

This update replaces previous statements and resumes activity in communicating demand. It also aims to provide responses to potential property related developments for adults of working age (18-65). Separate activities are ongoing in relation to Extra Care and any potential new supply.

Several factors underpin this approach to providing evidence of demand for new supply of Supported Accommodation across the County, including:

- Local commissioning arrangements regarding support services, with an exploration of other options to explore a different approach to support the hospital discharge of long stay patients and to avoid admission, for those with complex/specialist need.
- Current Dynamic Purchasing System (DPS) which is the mechanism for commissioning the support service.
- A response to the Supported Housing (Regulatory) Oversight Act 2023, yet to be implemented. Further property related checks have been introduced in relation to individual service requirements on the DPS. Communication has been shared with Support Providers on the DPS to raise awareness of the potential local impact of the Act on exempt accommodation.
- Funding considerations of Leicestershire County Council and trends identified in community-based services, alongside changing demand for Supported Accommodation in the medium to longer term.

Information includes:

- Details of the existing supply of Supported Accommodation across the County.
- Pipeline developments that are due for completion within the next 2 years.
- Details of the process to submit potential new developments for consideration and to receive a response.
- Specific Supported Accommodation requirements.

1. New Schemes Delivered

In 2019, Leicestershire County Council produced an [Investment Prospectus](#) which detailed the objectives to:

- develop housing, offering different care and community options, in a range of locations for both older adults and working age adults with disabilities.
- develop different supported housing options, including housing with care and accommodation with support schemes.
- It was estimated that by 2037 a further 750 units of Supported Living and 1,200 units of Extra Care accommodation would be required.

Since 2019 there have been challenges - financial, operational and some unforeseen, such as Covid-19. These factors have seen a change in the landscape for Supported Living and in the profile of demand.

The detail below provides an update on what additional capacity has been delivered in each area. All areas have benefitted from an increase in Supported Accommodation but with varying amounts:

Prospectus Update September 2019 – September 2025

Locality	Increase of Supported Living units
Blaby	32
Charnwood	123
Harborough	18
Hinckley & Bosworth	49
Melton	4
Northwest Leicestershire	14
Oadby & Wigston	37
Total	277

Most of this increase relates to those with a learning disability and new schemes for those with mental health support needs, including both settled and step through schemes. A new build specialist scheme for Transforming Care was also delivered via capital funding from NHSE England.

The County has also benefitted from one further affordable Extra Care Scheme independently provided by the developing Registered Provider. This increased the supply by 65 units.

2. Existing Supply of Supported Accommodation

The table (1) below shows the current total supply, including the in-house Leicestershire County Council services, but excludes both solely occupied properties and any new schemes that may have been established independently of Adult Social Care.

Table 1 – Supply of Supported Accommodation

Locality	Total Units*	Total Schemes	Percentage of Units per Cohort							
			LD	MH	LD/MH	LD/PD	Mixed	PD	TC	YAD
Blaby	51	8	45%		47%					
Charnwood	232	42	59%	12%	14%	13%				2%
Harborough	112	22	81%	19%						
Hinckley and Bosworth	157	31	63%	13%	12%			1%	2%	9%
Melton	46	11	85%	15%						
NW Leicestershire	37	6	38%		22%	40%				
Oadby and Wigston	80	17	45%	25%	13%		17%			
Out of County	10	3	100%							
City	23	8	43%	57%						
Total	748	148								

LD-Learning Disability, MH-Mental Health, PD-Physical Disability, TC-Transforming Care, YAD-Young Adults with Disabilities. *Units refers to individual tenancies (beds).

3. Current Pipeline of New Developments

There are currently two new build schemes, both in North-West Leicestershire that are on track to deliver and complete at the dates indicated:

- Highfield Street, young adults with disabilities, 9 units, completion November 2025, opens January 2026
- Smith Crescent, mental health, 16 units, completion March 2027

A property in Charnwood owned by the Local Authority has potential for the land to be developed. The current scheme on this site provides mental health support to 7 individuals with land available on site, to potentially develop a small block of 4 self-contained flats.

4. Demand and Referrals

In the financial year 2022/23, 131 individuals moved into a new Supported Living. In 2024/25, this figure was 78. For 2025/26 this figure is projected to be 76.

Past referral figures are shown below:

- 2022/23: 183
- 2023/24: 134
- 2024/25: 132

The Council continues to work with people with disabilities / additional needs, their families and carers to ensure that their individual outcomes are fully considered before making long term accommodation decisions.

Within the Adults and Communities Department, referrals and requests for Supported Living placements are managed centrally by a bespoke team (Pathway to Supported Living).

This includes people who may be:

- Living at home with family / carers
- Transitioning from Children's Services into Adult Social Care
- Stepping down from hospital settings
- Struggling in their current Supported Living placement and require a new placement
- Able and ready to step down from Residential Care

At any time, there are several 'active referrals', which is currently 87 individuals (December 2025). Placements for these people will primarily be sourced from a provider on the Council's DPS.

The table below shows the different needs within these referrals.

Learning Disability / Autistic Spectrum Disorder	Mental Health	Physical Disability (includes ABI*)	Other, e.g., social isolation
56	28	2	1

*ABI = Acquired Brain Injury

5. Resources to Support New Accommodation Proposals

There are documents and resources on our [website](#) which will provide support and guidance to help you meet national and local standards in the provision of Supported Accommodation. This includes Leicestershire's [general standards](#) expected from all new supply of Supported Living accommodation, plus a detailed breakdown of specifications on property designed for different cohorts of people and space standards.

The onus is on Supported Living providers and Registered Providers/landlords to ensure that accommodation being used, as Supported Accommodation, is suitable for that purpose. These resources are intended as a guide to assist in your decision making (and not to replace the planning process).

Make contact via our [online form](#) to tell us about any proposals you have regarding new Supported Living accommodation. Responses will be provided from relevant strategic teams.

This information is provided as an overview of the local approach and is not intended to replace any professional advice you may require before making an investment. The local authority is not liable for any costs that you may incur related to your proposals.

For more information or to ask a question contact samd@leics.gov.uk Please note that details of specific accommodation proposals will only be considered via the linked [form](#).

6. Demand for Potential Supported Living Provision

General areas of growth for Leicestershire include accommodation for individuals:

- with mental health conditions, with a focus on recovery, resilience, and support with substance misuse and step through accommodation to support hospital discharges. This relates to Supported Living services where individuals are moving towards either general needs housing or settled Supported Living.
- young adults with disabilities (transitions), aged 16-20, in particular step through provision.
- individuals who require fully accessible wheelchair accommodation, including for those with bariatric needs.
- older adults with a learning disability, who have additional needs (dementia, substance misuse, mobility issues).
- individuals with complex need/learning disability or autism with smaller sized developments

Communities

Preferred locations support potential tenants with good public transport links, off road parking and with proximity to green space. Locations with accessible links to wider community resources and amenities are desirable for tenants and families whilst ensuring that care and support staff are able to travel to and from work.

Demand

In general, Charnwood (Loughborough), North-West Leicestershire (Coalville) and Hinckley & Bosworth remain the areas which see the highest demand.

More recently Harborough District and Melton Borough have seen an increase in demand. The Melton area has a particular requirement for those in need of fully wheelchair accessible accommodation that is self-contained.

The Council's approach to shared accommodation is an area of the market that is being reviewed with a particular focus on void management arrangements and the configuration of the properties (e.g. communal areas / sound insulation and storage areas).

New supply should factor in whether the proposal is going to be a sustainable offer given the changing profile of needs with a particular consideration around adults with:

- emotional and behavioural support needs and those with dual diagnosis,
- mobility issues and requirements for fully wheelchair accessible, bariatric needs and/or ground floor accommodation with level access facilities.

7. Areas of Future Focus for Supported Accommodation

Focus	Locality
Learning Disability Supported Accommodation in some areas	Melton and Market Harborough
Step through schemes (cross County) including complex needs / disabilities / forensic.	Blaby, Oadby and Wigston, Melton, NW Leicestershire, Harborough
Mental health conditions, with a focus on recovery and resilience including substance misuse and addiction issues	County wide
Accommodation to support hospital discharges at pace / swift mobilisation across all settings	County wide

**As stated above please make an initial enquiry via the [online form](#)
See our [website](#) for further information**