



Leicestershire
County Council

Building accommodation to meet the needs of people in Leicestershire

Investment Prospectus 2019 – 2037

*Caring for the future of
a thriving county*

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Foreword



Councillor Byron Rhodes,
Deputy Leader



Councillor Richard Blunt,
Cabinet Member for Adults
and Communities



Jon Wilson,
Director of Adults and
Communities

Leicestershire is a thriving and prosperous place to live and do business and the county council was voted the most productive council in the country for the second year in a row during 2018-19.

Our county has a growing population, with an expected rise of around 85,000 people by the year 2038. This means there is a rise in demand on suitable accommodation, particularly for older people, and our customers are looking to us as the leading authority to be responsive and reactive.

Our continued work to join up health and care services alongside adult social care support services is helping to bridge gaps in the way we deliver care services. Now, we're looking at accommodation types that we can offer, not only to supply our ageing demographic with more care accommodation but also to give them the independence to choose the type of accommodation they need.

Leicestershire's older residents have a range of needs, priorities and preferences, and we want them to have a range of accommodation, so they can continue to enjoy life living in Leicestershire.

Most people who have care and support needs now, or who may develop care and support needs in the future, wish to be supported in their own home or move to a home that can better meet their needs instead of moving into a residential care home. Our ambition is to work with our partners to develop a range of quality accommodation-based services for people across Leicestershire, including those who wish to buy their home.

To be able to deliver these options, the council is looking to work with all organisations that are involved in these sectors or are interested in expanding their current portfolio. This includes landowners, developers, builders, architects, landlords and care providers.

We're looking to work together to develop a range of housing options, including housing with care and support schemes across Leicestershire by 2037 for both older adults and working age adults with disabilities. This will enable many more people to remain safe and independent in a suitable home environment that connects them to other people, their community and the services they need or might need in the future. We aim to focus residential care on supporting people with the most complex needs by providing alternative accommodation options that support people to live in the community.

As government pressures increase, we want to be on the front foot. We believe that developing new types of housing accommodation is an exciting opportunity to help sustain our county's future.

We aim to make Leicestershire a great place to work and live and to do this, we want to share our knowledge and experience with you to support and drive ambition to make this a successful project.

We look forward to working with you.



**“The council
is actively
facilitating the
development of
more extra care
housing”**

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Investing in Leicestershire

Location:

Leicestershire is in the heart of central England where road, rail and air networks meet. East Midlands Airport sits at the edge of the county and has direct links to the M1, A42 and M42. This means we're easily accessible for our partners as well as their customers and supply chains.

Our extensive green spaces and vibrant history makes Leicestershire an attractive place to live and work.

Rent and land values are competitive, and we've recently invested in building business parks and new housing to allow expansion and growth.

Economic Growth:

Leicestershire's ambitious plans in recent years have helped boost businesses and improve living in rural areas of the county. We've improved the provision for broadband by laying enough fibre cabling to stretch from Leicester to Germany connecting more than 75,000 homes and businesses. This will give residents and businesses across the county improved speeds that are vital for fit-for-the-future communications.

Now, we're looking to improve accommodation and housing. We have plans to create 2,750 new homes near Lutterworth and improve access for residents living on the borders of the county. This prospectus, which outlines our proposals for different types of accommodation, is an integrated part of these developments and will help protect the people of Leicestershire's future so they can live healthier and happier for longer.

Futureproof:

Leicestershire County Council promotes innovation and discovering new ways of working. We understand the mix between digital and traditional communications and use this to our advantage. We recognise the importance of seeking out opportunities to help support local businesses and projects as 90% of Leicestershire businesses are small and medium sized enterprises (SMEs). Putting in provision now for residents, businesses and prospective visitors will give the county the opportunity to be as sustainable as possible while caring for its people.

Strong networks:

Over the years we've built excellent relationships with our partners at Leicester City Council, district councils, Leicester and Leicestershire Enterprise Partnership (LLEP), East Midlands Chamber of Commerce and three world-class universities. Working on multiple commercial projects means we welcome new and trusted suppliers alike, supporting them to work with us to deliver responsive and reliable services.

Our Vision

Working together we want to secure the best quality of life we can for our current residents and prospective residents by building a range of accommodation that is both homely and futureproof.

Our ambition is to develop different housing options, including housing with care and accommodation with support schemes, to cater for the wide-ranging and demanding needs of our county. By 2037, we want to have developed housing offering different care and community options, in a range of locations for both older adults and working age adults with disabilities. This will enable many more people to remain safe and independent in a suitable home environment that connects them to other people, their community and the services they need or might need in the future. We aim to focus residential care on supporting people with the most complex needs by providing alternative accommodation options that support people to live in the community.

Most people who have care and support needs now, or who may develop care and support needs in the future, wish to be supported in their own home or move to a home that can better meet their needs instead of moving into a residential care home. Our ambition is to work with our partners to enable communities to continue to thrive. By building a range of quality accommodation-based services for people across Leicestershire, including those who wish to buy their home, we'll be creating a new culture that empowers older people to choose how they live in their community.

“Our ambition is to develop different housing options to cater for the wide-ranging needs of our county”





Objectives:

To improve options for service users

We want to support Leicestershire County Council's Adult Social Care vision and strategies by promoting independence and avoiding long term care. This will be achieved by building a range of accommodation that meets the needs of the service users. Housing will need to be of the highest standard, in the right locations and include support delivered by registered and responsive care providers.

To influence the market

The council is seeking greater control of the design and delivery when social care properties are developed. We want to be able to influence property developers and highlight the most suitable locations based on local intelligence. This investment prospectus aims to facilitate and encourage a range of providers to work within the county to ensure the mix of services required to meet local needs, including the needs of those who fund their own care.

To manage demand and contain growth

Through this model, we are aiming to manage the demand for social care by adequately preparing for what our future population demands. By having a greater influence over the development of the care market, as explained above, we can ensure that there is sufficient accommodation with the right combination of services.

To alleviate cost pressures

We aim to transfer the emphasis from revenue expenditure (due to austerity measures) to improved use of capital expenditure as well as support cost avoidance of high hotel costs incurred in purchase of residential/other specialist care/support.

To create a prosperous venture

Using our assets and working in partnership will give us the opportunity to build something that creates a return on investment. Any income generated will make the project more sustainable and offset national funding reductions.

Opportunities to invest and develop

In Leicestershire, we pride ourselves on being transparent and honest, we're open to sharing our market intelligence to help influence and inform decisions. We want to start the dialogue about what future housing for adult social care could look like and want you, as our partners, to have the confidence to invest and be part of this pioneering project.

Social care accommodation explained

Social Care accommodation is designed, built or adapted to facilitate the care and support needs that its tenants or owners may have now or in the future. For older adults, this includes Extra Care schemes that normally include a minimum of 60 homes. For working age adults, there are Supported Living schemes. This typically mean flats incorporating around 12 homes, although this can vary depending on the needs of the individuals.

Accommodation in Leicestershire

What we know

Households required

Around two thirds of our older residents fund the total cost of their care and support services. Between 2014 and 2039 households headed by those aged 25-64 are projected to decrease from 65.9% of all households, to 56.5%, while household headed by those aged 75-84 are projected to increase from 10.9% of all households to 15.3%.

The Housing and Economic Development Needs Assessment (HEDNA) estimates that there will be a need for an additional 9,460 specialist dwellings for older persons in Leicestershire over the 2011-36 period.

The Last Time Buyer: Housing and Finance for an ageing society suggests a range of national initiatives are needed to enable older people to move into suitable accommodation as underoccupancy of existing homes is as much of a problem as the shortfall in homes being built. We want to mitigate this problem by encouraging developers to build mainstream homes that are suitable for and attractive to older people.

Opportunity:

Develop mainstream and open market housing that is suitable for older people

Older people tend to prefer to be supported in their own home meaning there is high demand for mainstream housing that meets the needs of older people. New housing would need to be developed and designed with older people in mind. Accessible accommodation that takes into consideration ramps, lifts, grab rails and wet rooms or ground floor apartments would be ideal to meet this growing need.

The majority of older people living in Leicestershire are owner-occupiers and represent a large proportion of potential customers who would have significant resources and experience in housing market changes.





Importance of community

Access to services and the risk of social isolation are becoming more common concerns across the country. Access to local facilities and shops is important to consider when developing social care accommodation and mainstream accommodation aimed at older people. The Leicestershire Residents Insight Survey asked respondents if they agreed that their local community was a place where people are willing to work together to improve their neighbourhood. Overall, 78% of respondents agreed with the statement. Significantly higher responses were found amongst those aged 16-34 (89%) and males (82%). Significantly lower results were found amongst those aged 55 and over (70%), females (74%), those with health problems (58%), disabilities (70%) or receiving care support (67%).

Opportunity:

Develop smaller scale housing developments for older people in small towns and villages

Building housing solutions in the local area for local people is of paramount importance. Older people need to feel safe and secure when they move into more suitable accommodation and being familiar with nearby amenities will allow for a smoother transition. Developments like this would be ideal within or on the outskirts of small towns and large villages.

Opportunity:

Develop housing solutions for older people in town centres and neighbourhoods

Older people who routinely visit their town centre play a vital role in enabling local businesses to thrive. Building housing solutions close by town centres will be beneficial to locals and attractive to those currently living on the outskirts.

Types of accommodation

It is estimated that by 2037 a further 750 units of Supported Living and 1,200 units of Extra Care accommodation will be required. The current supply of Supported Living includes several legacy shared properties that are increasingly unsuitable and will need to be re-provided.

In addition to general Supported Living, Leicestershire requires more specialist units being built that will be able to accommodate individuals with more complex needs such as those leaving long stay hospital. Typically, these schemes would each provide accommodation for four individuals.

Opportunity:

Develop specialist accommodation for Supported Living schemes

The number of people that require care is rapidly rising and the type of care now required is much more complex and sophisticated than in previous years. This highlights why we should be taking a different approach by considering how we can deliver care and housing together in specialist accommodation. Supported Living is one type of specialist accommodation. It is for adults 18 and over who might have a disability or condition that requires some support from carers. Supported Living gives individuals the option to buy or rent their own place to live while receiving a level of support that allows them to remain independent.

Opportunity:

Develop specialist accommodation for Extra Care schemes

There is huge potential for Extra Care housing in Leicestershire. Individuals leaving long stays in hospital may

require more attentive and regular care. Extra Care housing usually takes the format of self-contained apartments or rooms with communal facilities allowing individuals to have both independence and social interaction. Hot meals are usually provided onsite and there is an onsite care team that are available 24/7. Schemes are designed to accommodate a wide range of care needs, up to and including end of life care.

Another sub-category of need identified within Supported Living is that of transitional accommodation. During 2018-19, 16 of the 85 referrals received by Leicestershire County Council's Pathway to Supported Living team were for young people (aged 17-18). Twelve of these individuals have a learning disability, three require mental health support needs and one has a physical disability. This demonstrates that there is a growing need for transitional accommodation that can support young people with emotional and behaviour difficulties.

Opportunity: Develop housing facilities for those needing transitional accommodation

The current offer for young people is limited and we would like to see the development of accommodation that can be the starting base for a young person's journey to independence. The accommodation would consist of ensuite bedrooms with shared kitchen and lounge areas. We anticipate developing one transitional accommodation unit per year over the next five years that provides accommodation for around six young people at a time.

The need for nursing care placements and residential placements will remain relatively stable, but those requiring services will have far more complex needs. Investing in residential care for working age adults is an opportunity for

the council to control the building design, associated costs, profit levels and quality of care service commissioned and ensure a progression model for individuals living within the homes.

Investment in older persons' residential units would also allow the council to influence the supply of residential care homes able to meet the needs of both council funded residents and self-funders who continue to require support beyond their level of assets. There is also a recognised gap for specialist assessment and reablement units for older people and dementia provision that can also meet nursing needs. The council is keen to work with partners to explore models where these types of units can be included within wider extra care schemes or residential care.

Opportunity: Develop special assessment and dementia friendly units

Leicestershire County Council is encouraging organisations to consider the needs of those suffering from dementia. In 2015 the Department for Health and Social Care published a paper explaining how the quality of the health care estate affects how safe and efficient health care can be for those with dementia. The findings outline practical steps and design principles that can be applied to new housing developments or existing developments going through renovation. In Leicestershire, there are currently 9,642 people living with dementia and there are six Extra Care schemes that can support some of those people living with dementia and are described as dementia friendly. However, purpose-built accommodation that responds to specific needs of those with dementia is integral to our investment plans.





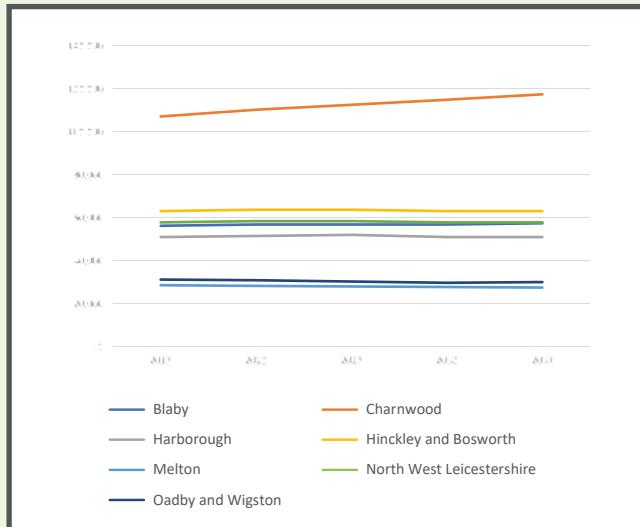
Leicestershire's population



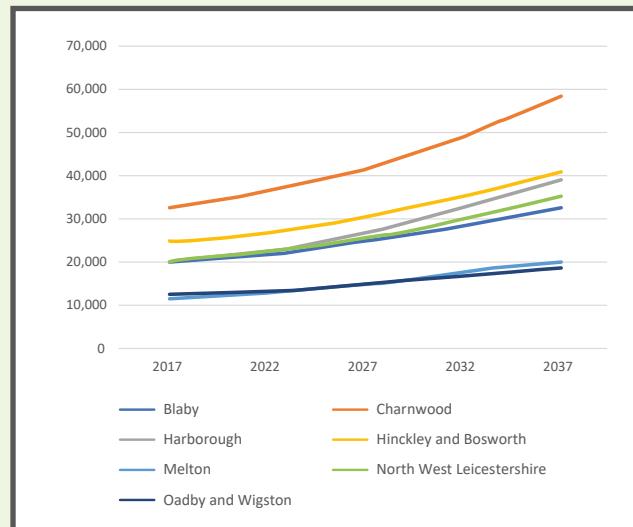
The population of Leicestershire is projected to increase by 15.8% to 787,500 in 2041, an increase of 107,100 people. This is compared to an increase of 12.4% for the East Midlands and 12.1% for England. The greatest cumulative change by age group is projected to occur in the 65+ age band, accounting for an additional 74,300 older people in the county by 2041.

Charnwood is projected to experience the highest level of population growth with an increase of 20.8%. All Leicestershire districts are projected to increase their population at a higher rate than the East Midlands and England, except for Melton and Oadby and Wigston. Charnwood population growth is significantly higher than the average at 80% for 65+ and 10% for working age adults. The only population that is predicted to shrink by 2037 is the under 65 populations in Melton and Oadby and Wigston. These figures are based on current population projections and do not take account of any large housing developments that may further increase the population.

Population Change - Age 20-64



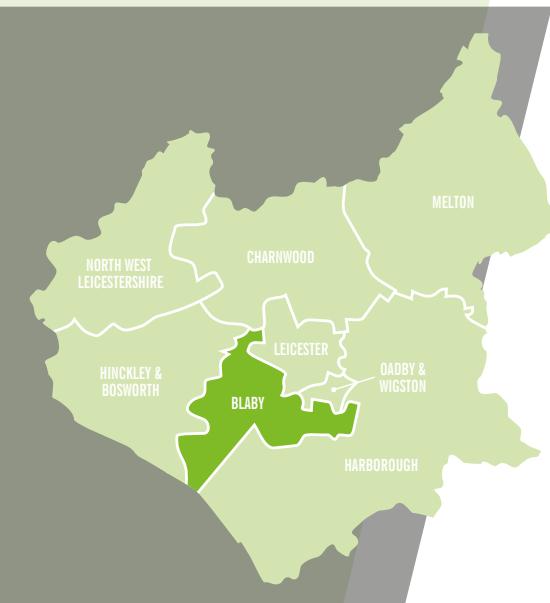
Population Change - Age 65+



“The biggest change is predicted to occur in 65+ age band, accounting for an additional 74,300 older people by 2041 ,”



Blaby



The north part of Blaby district is in the Principal Urban Area of Leicester which includes the towns and villages, Braunstone, Glenfield, Kirby Muxloe, Leicester Forest East and Glen Parva. The largest town in Blaby district is Braunstone and Blaby itself is the district's only town centre.

There are a number of large villages in Blaby including Narborough, Whetstone, Enderby and Countesthorpe. Transport links are good in this area with local bus links into the city centre, including the Park and Ride bus service which stops at the Leicester Royal Infirmary. There is also a train station at Narborough with direct links to Leicester.

The south of the Blaby is much more rural and has a good working relationship with the neighbouring district, Hinckley and Bosworth.

17

Registered care homes

3

Extra Care schemes

3

Supported Living properties

46

Retirement schemes

Developments

- Blaby District Council have published an updated local Core Plan strategy on their website which runs to 2029. A call for sites and areas that can support the development of the Local Plan is already underway - details are on their website.
- There is a minimum of 8,740 houses to be developed between 2006-2029 - at least 5,750 within/adjoining the Principal Urban Area of Leicester. Many of these are part of the Lubbesthorpe development.
- The local plan mentions working with partners to meet identified needs through specialist housing, including provision of extra care accommodation, provision of supported housing and ensuring that an appropriate proportion of new housing is designed to meet wheelchair access standards.
- All housing to be built needs to meet 'Lifetime Homes' standards, where feasible.

Care developments underway

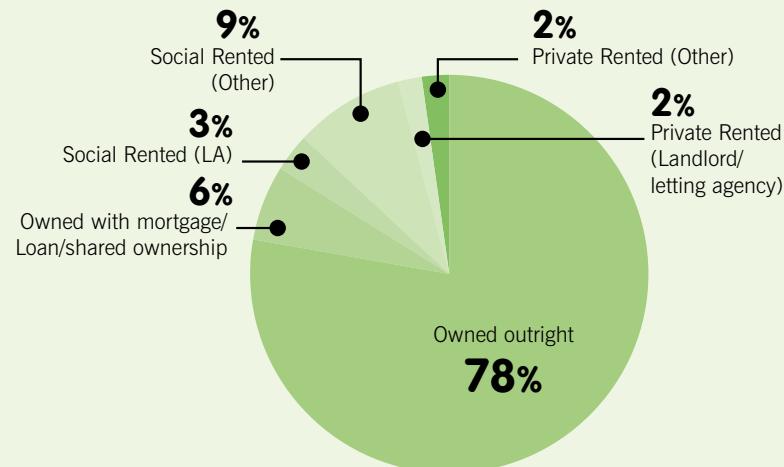
- Potential of an Extra Care Scheme to be included in Lubbesthorpe and there is an eight-bed Supported Living scheme planned in Enderby

Future housing in Blaby

- In Blaby we are looking to primarily increase the amount of Supported Living for working age adults in need of additional support from existing supply up to 80 units by 2037 , An increase of 120 units of Extra Care required by 2037.

TYPE OF ACCOMMODATION

Blaby: 65+ Tenure



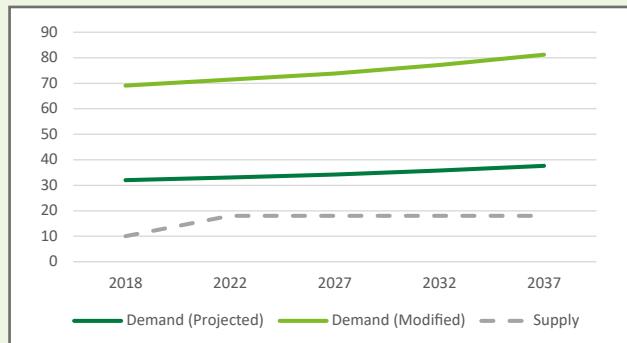
Accommodation Supply: Blaby



SUPPLY VS DEMAND

These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

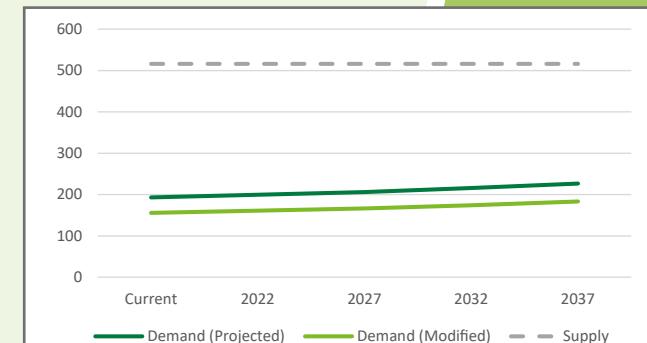
Supported Living - Blaby



Extra Care - Blaby



Care Homes (Residential) - Blaby





Charnwood

Charnwood has a mix of rural and urban areas. One of the most urban areas is the largest market town, Loughborough, which is home to 59,317 people and Loughborough University, which is ranked one of the top in the UK.

Other large towns in the area include Shepshed and Syston. In the south of the district, there are towns and villages which form part of Leicester's Principal Urban Area and throughout Charnwood there is a good spread of rural landscape including Charnwood Forest, the Wolds and Ratcliffe-on-the-Wreake.

Charnwood shares borders with Melton, Hinckley & Bosworth, North West Leicestershire, Leicester and Nottinghamshire. As a widespread district, there are excellent transport links to major road (A6, A46 and M1), rail (National Rail services from Loughborough) and bus networks.



Developments

- Charnwood published their Local Plan Core Strategy on their website in 2011 and it runs to 2028. Consultation began in 2019 for the development of a new local plan which will run until 2036.
- The housing requirement for Charnwood is 13,940 homes to be built between 2011 and 2028.
- There are plans for sustainable urban extensions in Thurmaston (4,500 homes), Birstall (1,500 homes) and the outskirts of Loughborough (3,000 homes). This will deliver a mix of different housing accommodation including affordable larger homes, smaller houses and bungalows.
- Working with Charnwood Borough Council and other partners, the council is seeking to develop housing in this area that is specifically for those with Extra Care needs.

Care developments underway

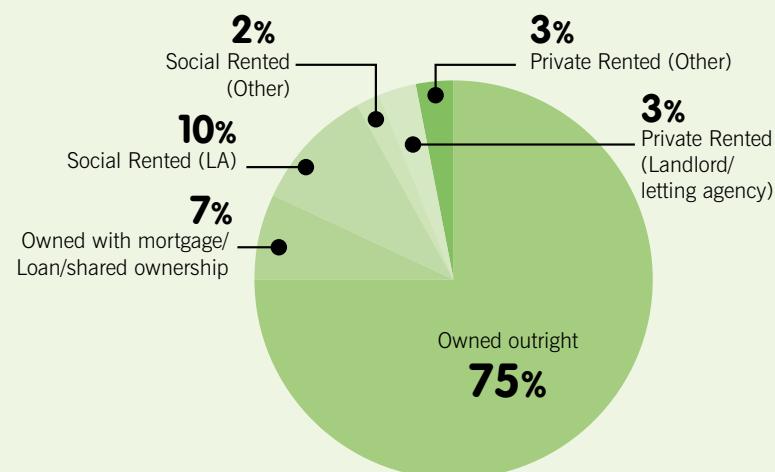
- A care home with 64 beds is in the planning stages which will be in Quorn, a small village near Loughborough.

Future housing in Charnwood

- In Charnwood we are looking to primarily build specialist accommodation that is suitable for individuals receiving extra care support and mainstream accommodation that has been adapted and built with older people in mind.
- We are looking to primarily increase the amount of Supported Living for working age adults in need of additional support of 120 units by 2037. An increase of 158 units Extra Care required by 2037.

TYPE OF ACCOMMODATION

Charnwood: 65+ Tenure



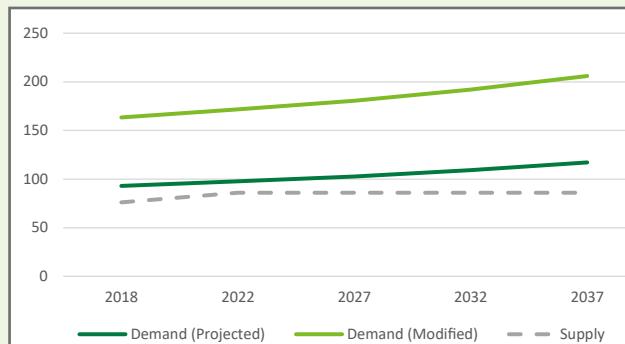
Accommodation Supply: Charnwood



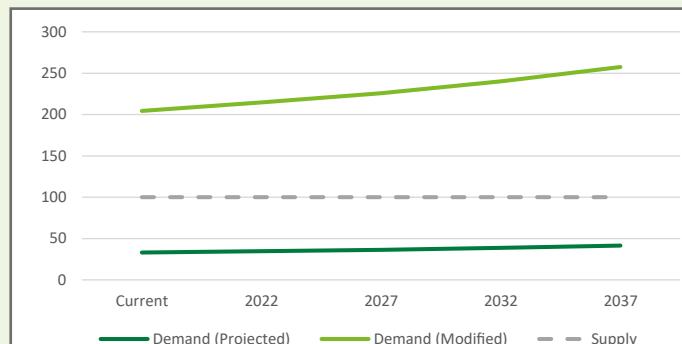
SUPPLY VS DEMAND

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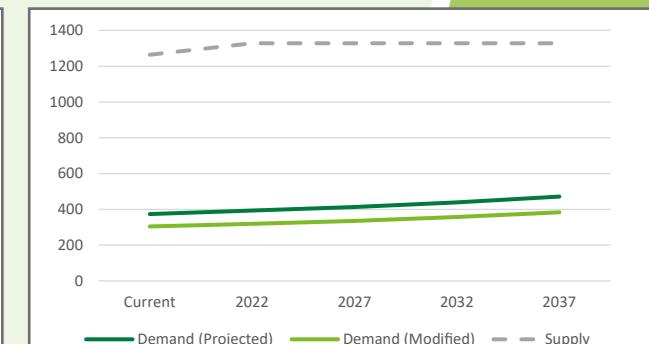
Supported Living - Charnwood



Extra Care - Charnwood



Care Homes (Residential) - Charnwood





Harborough

Harborough is in the south of the county and is a very rural district that has lots of open and working farmland. Market Harborough and Lutterworth are the largest market towns in the area and often offer residence to London commuters.

As well as the popular market towns, there are large rural villages including Broughton Astley, Great Glen, Kibworth and Fleckney.

Harborough has multiple borders with other districts: Melton, Blaby, Oadby & Wigston, Charnwood, Leicester, Rutland, Northamptonshire and Warwickshire.

As the south of the county, there is good access to regional and national transport links including the M1, M6 and A14. Market Harborough also has a National Rail station offering great links to major cities like London, Sheffield, Derby and Nottingham.

17

Registered care homes

3

Extra Care schemes

18

Supported Living properties

34

Retirement schemes

Developments

- Harborough announced in early 2019 that a new Local Plan for 2011-31 is going through examination. Their Core Strategy is published on their website.
- The Local Plan mentions there is a need for specialist housing for older people to be built during the plan's timeline to 2031, estimated at 63 dwellings per annum (1,267 dwellings over the plan period).
- The housing requirement for Harborough is 12,800 dwellings between 2011-31; of this 8,140 have been built or committed. These include two schemes in Strategic Development Areas (SDA): one at Lutterworth (1,500 homes) and one at Scrattoft (1,200 homes).

Care developments underway

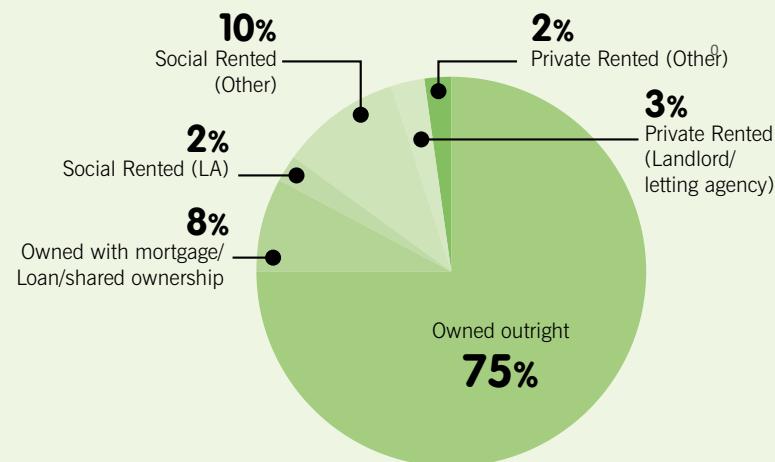
- A private Extra Care scheme with 58 flats which is in development - Elizabeth Place (McCarthy & Stone).
- Retirement Housing development of 44 flats in development in 2019 (Churchill Retirement Living).
- Three care home properties are in consultation to de-register – two homes (9 beds) in consultation to de-register and change to Supported Living as one home (10 beds) which will be sold and replaced with a new property. Currently included in the figures as care home beds.
- An Extra Care scheme (70 beds) and a Supported Living scheme (10 beds) are proposed for the Lutterworth SDA

Future housing in Harborough

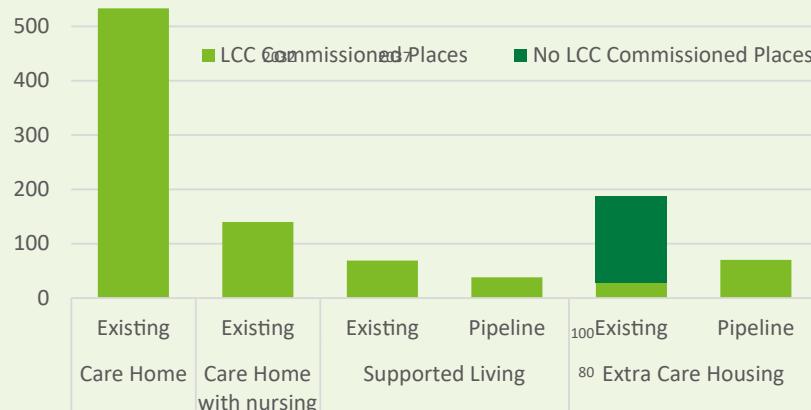
- There is a requirement for an increase in either mainstream accommodation that is suitable for older people or an increase in Extra Care. Increase of 40 units by 2037.

TYPE OF ACCOMMODATION

Harborough: 65+ Tenure



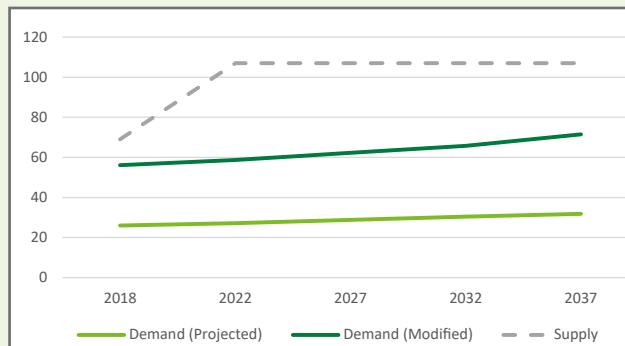
Accommodation Supply: Harborough



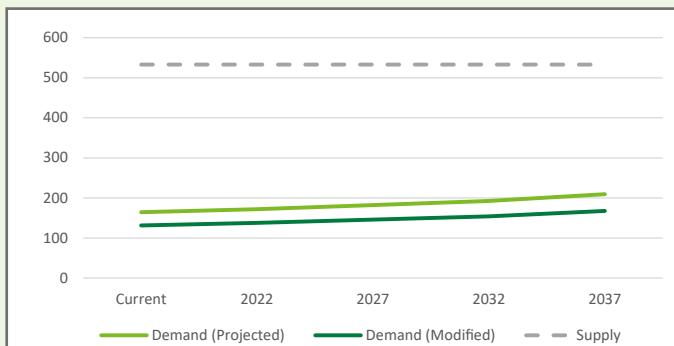
SUPPLY VS DEMAND

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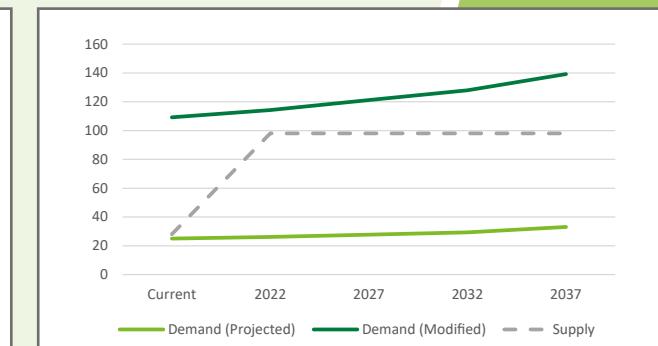
Supported Living - Harborough



Extra Care - Harborough



Care Homes (Residential) - Harborough





Hinckley & Bosworth

Hinckley & Bosworth is a largely rural area that has concentrated urban pockets where the majority of the population lives. The main urban areas are Hinckley, Burbage, Barwell and Earl Shilton which is in the south-west of the district.

In the north and east of the borough there are extensive woodland landscapes that form part of the National Forest. As Charnwood is a neighbouring district, there are also parts of Charnwood Forest that spill into Hinckley & Bosworth.

This district also shares borders with Blaby, North West Leicestershire, Leicester and Warwickshire. It is in the west of the county so has excellent road links to major routes including the M1, M6, M69, M42 and A5.

26 / 0 / 23 / 21

Registered care homes

Extra Care schemes

Supported Living properties

Retirement schemes

Developments

- Hinckley & Bosworth's local plan went under review in September. It identified that there is a shortage of affordable and special needs housing, particularly for an ageing population.
- Housing requirements are for 9,000 homes to be built between 2006-2026. As of 2019, there is still a shortfall of 5,046 dwellings.
- The majority of new housing is proposed to be in and around Hinckley town centre through sustainable amendments to the settlement boundary and two sustainable urban extensions. However, there will also be some new developments identified in rural areas to accommodate the needs of those living further away.

Care developments underway

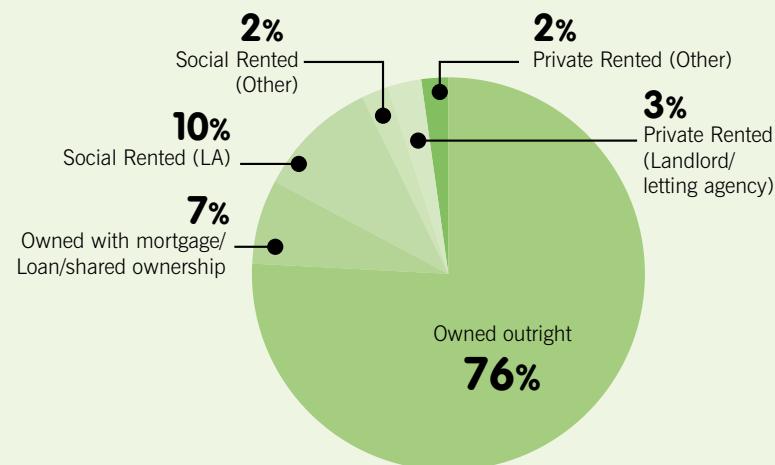
- A 70 bed older person care home called Kingsfield Court located in Earl Shilton.
- A large development site in Hinckley & Bosworth which includes an option for an 80 unit Extra Care scheme in its later phase - planned to be completed between 2019-21.
- There are three proposed Supported Living schemes – one five-bed learning disabilities/transitions accommodation, one six-bed accommodation dedicated to supporting individuals with mental health conditions and one four-bed which can be used by individuals receiving Supported Living.

Future housing in Hinckley & Bosworth

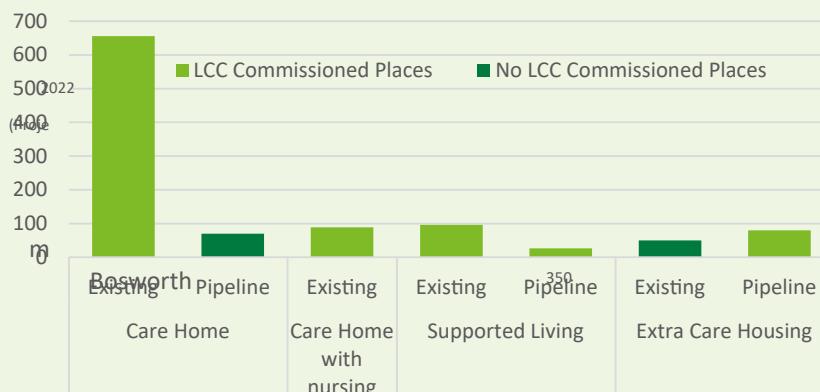
- There are opportunities to provide Extra Care and increase the specialist accommodation that is suitable for individuals receiving extra care support as well as specialist accommodation for older people.
- There is demand for accommodation suitable for working age adults in need of additional support. Increase to 192 units by 2037. Delivery of 150 units Extra Care required by 2037.

TYPE OF ACCOMMODATION

Hinckley & Bosworth: 65+ Tenure



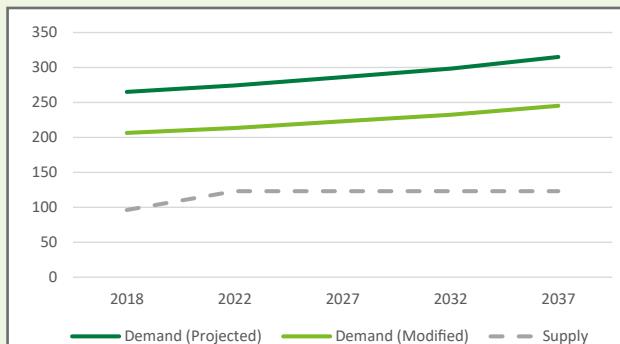
Accommodation Supply: Hinckley & Bosworth



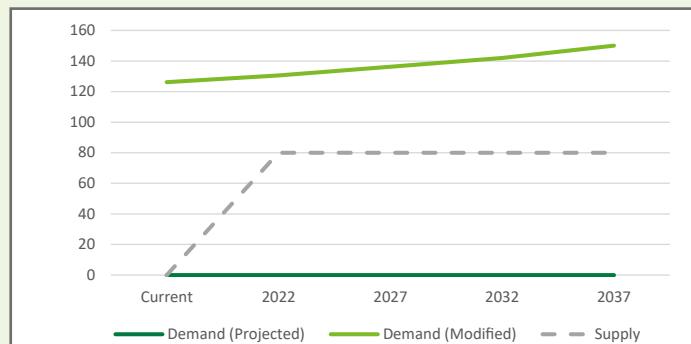
SUPPLY VS DEMAND

These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

Supported Living - Hinckley & Bosworth



Extra Care - Hinckley & Bosworth



Care Homes (Residential) - Hinckley & Bosworth





Melton

Melton is in the north-east of the county and is known for its rural character and farming expertise. The main market town is Melton Mowbray which attracts national visitors for its local produce. Around half of the existing housing in the district is in and around Melton Mowbray.

Melton has a lot of rural hinterland which has 70 villages throughout. Larger villages include Asfordby, Bottesford, Long Clawson and Waltham on the Wolds.

Major carriageways including the A606 (Nottingham to Oakham) and A607 (Leicester to Grantham) run through Melton and there is good public transport with buses direct to the city and railway stations in Melton Mowbray and Bottesford.

Melton has good access to out-of-county neighbours Rutland, Nottinghamshire and Lincolnshire. The district also shares borders with Harborough and Charnwood.

10

Registered care homes

2

Extra Care schemes

5

Supported Living properties

30

Retirement schemes

Developments

- Melton's Local Plan was published in 2011 and runs up to 2036. During this time there are 6,125 new homes proposed, 3,981 of which are planned to be built in and around Melton Mowbray. Melton Borough Council has estimated that approximately 360 units of specialist accommodation will be included in the build planning, with a significantly higher proportion of affordable homes than the market sector (83% vs 17%).

Care developments underway

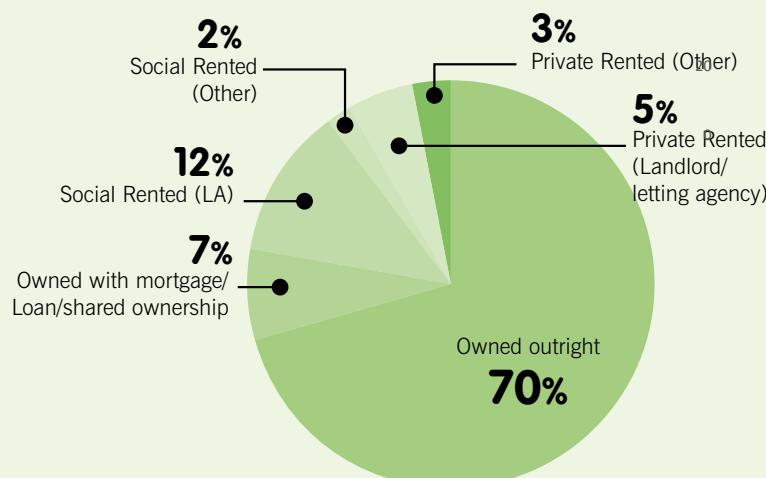
- Gretton Court is an Extra Care scheme in Melton which is owned and managed by Melton Borough Council.
- Melton Borough Council has two Supported Living schemes in its pipeline which will house 34 beds.

Future housing in Melton

- In Melton we're looking to build sustainable accommodation and mainstream or specialist accommodation for older people and increase the amount of Extra Care to 108 units.

TYPE OF ACCOMMODATION

Melton: 65+ Tenure



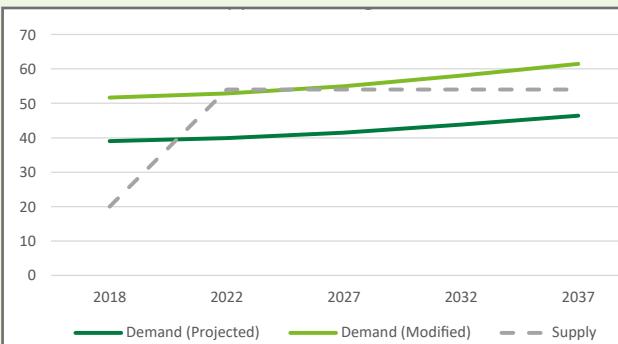
Accommodation Supply: Melton



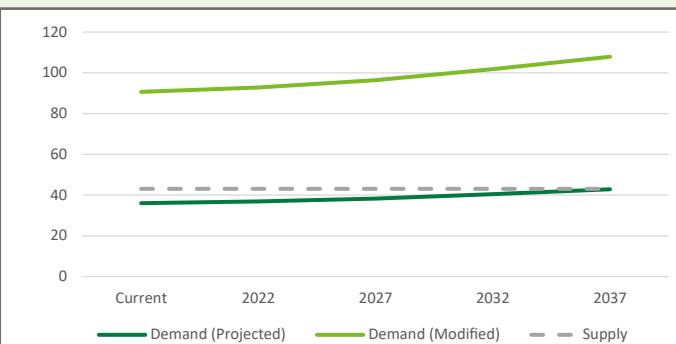
Hinckley and Bosworth

These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

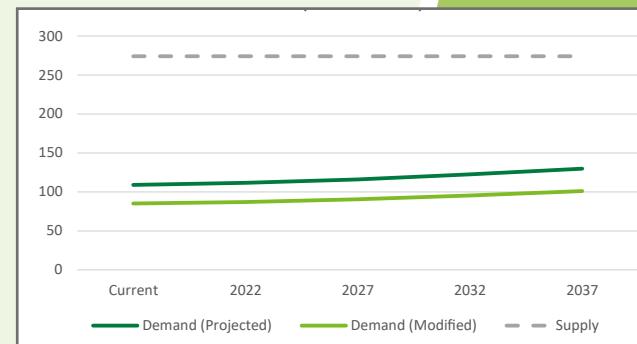
Supported Living - Melton



Extra Care - Melton



Care Homes (Residential) - Melton





North West Leicestershire

North West Leicestershire is easily accessible from Derbyshire, Nottinghamshire, Staffordshire and Warwickshire which border each other. Major routes on the road network like the M1 and M42 provide easy access around the East and West Midlands.

East Midlands Airport is located in the very north of the district near to the town of Castle Donington. Other major towns in the district include Ashby, Ibstock, Kegworth, Measham, and the main town in North West Leicestershire, Coalville which is home to 34,575 people.

Coalville is a mining town rich in history and industrial development. Near to the centre of the district, public transport by bus and trains is limited but the quick access to major road routes makes it an attractive town to live and work in.



Developments

- North West Leicestershire District Council committed to developing 10,592 dwellings in their Local Plan which runs from 2011 – 2031. 2,690 properties were built between April 2011 and October 2016 and a further 7,902 properties will be developed by 2031.
- Land north of Ashby de la Zouch has been identified as a major site for development. This will include approximately 2,050 dwellings. There are also developments planned for Coalville with a further 3,500 new homes being built in the south-east area of the town.
- The local council is conscious of supporting residents as they get older and has committed to developing more than 50 properties that are suitable for:
 - a) Occupation for the elderly, including bungalows
 - b) Occupation by, or easily adaptable for people with disabilities in accordance with Part M4 (2) of the Building

Care developments underway

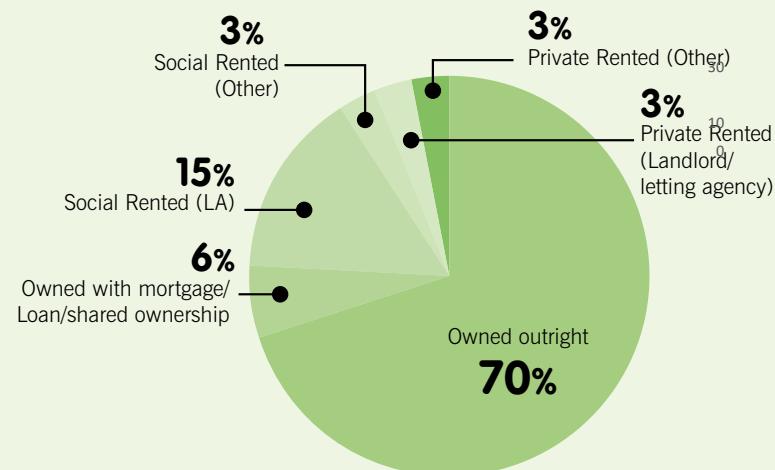
- Full planning permission has been granted for an Extra Care scheme (60 units) at Money Hill, Ashby-de-la-Zouch by EMH Group.

Future housing in North West Leicestershire

- In North West Leicestershire we are looking to take advantage of the gap in the market for Extra Care schemes and are actively assessing other potential sites in the area as demand for Extra Care units is 120 units by 2037. There is a slight increase required in accommodation suitable for working age adults

TYPE OF ACCOMMODATION

North West Leicestershire: 65+ Tenure



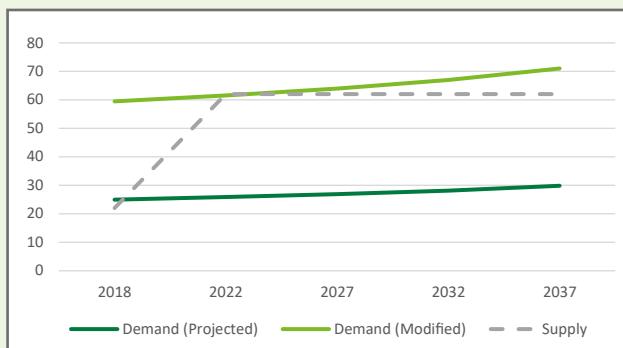
Accommodation Supply: North West Leicestershire



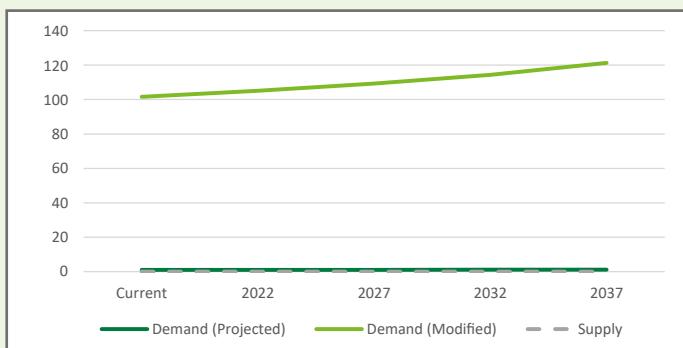
SUPPLY VS DEMAND

These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

Supported Living - North West Leicestershire



Extra Care - North West Leicestershire



Care Homes (Residential) - North West Leicestershire





Oadby & Wigston

In comparison with the other districts, Oadby & Wigston is relatively small but has more compact urban areas. The three key settlement areas for homes and businesses are Oadby, Wigston and South Wigston and the urban area of the district sits within Leicester's Principal Urban Area (PUA).

This district is close by the city and shares borders with the outskirts of Leicester as well as the Blaby and Harborough districts. Transport links are good in Oadby & Wigston with easy access to main roads to and from the city centre. There is rail access at South Wigston which provides good links to the major cities of Birmingham and Peterborough.



Developments

- Oadby & Wigston's revised Local Plan covers planning up to 2031. In the plan, the district has made provision for 2,960 new additional homes to be built between 2011 and 2031 (1,614 between 2017 and 2031).
- There are three Direction for Growth Areas identified that have been allocated set numbers of properties to build: Stoughton Grange (300 homes), Cottage Farm (400 homes) and Wigston (1,350 homes).
- In the plan there is reference to supporting 'the development of bungalows...specialist care accommodation, elderly care accommodation and retirement accommodation that meets an identified need and is proposed in appropriate sustainable locations'.

Care developments underway

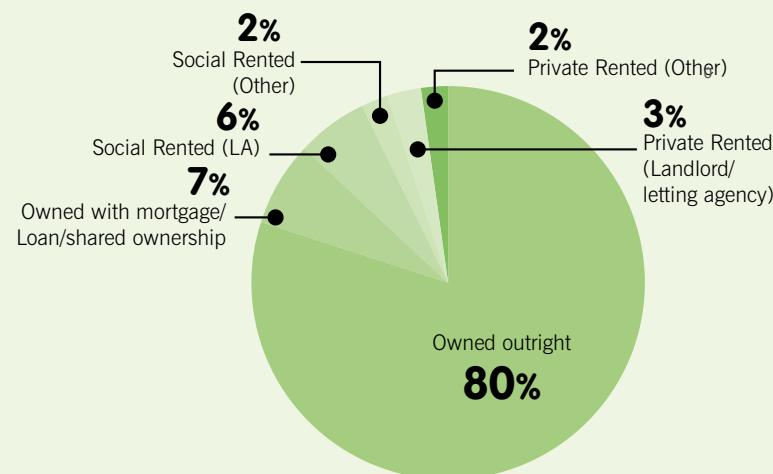
- There are currently no schemes that have been identified in the Oadby & Wigston area.

Future housing in Oadby & Wigston

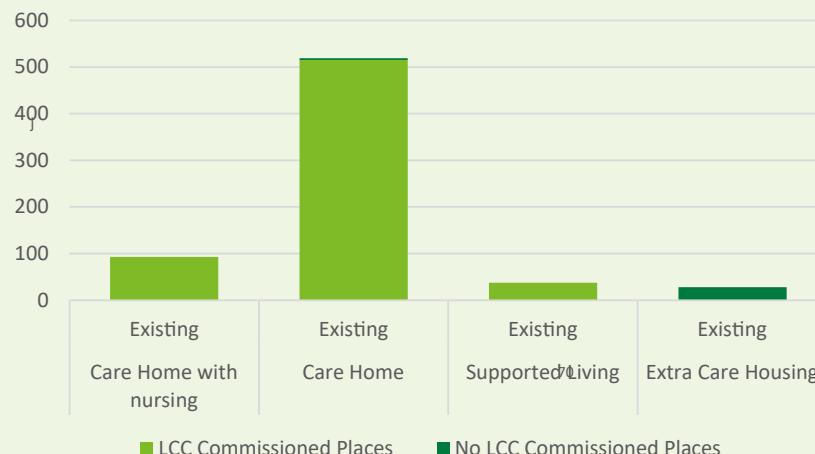
- We're keen to look at developing Extra Care schemes particularly in this area as there are currently none and demand will be significant over the next 20 years.

TYPE OF ACCOMMODATION

Oadby & Wigston: 65+ Tenure



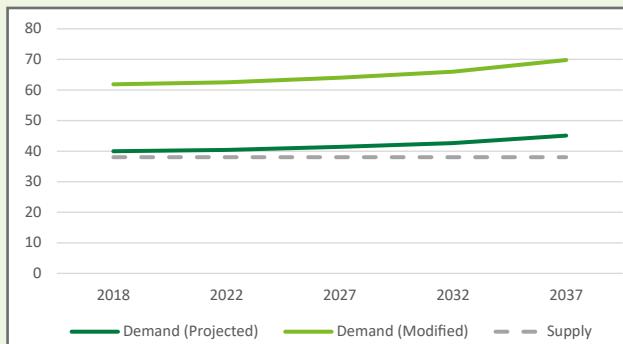
Accommodation Supply: Oadby & Wigston



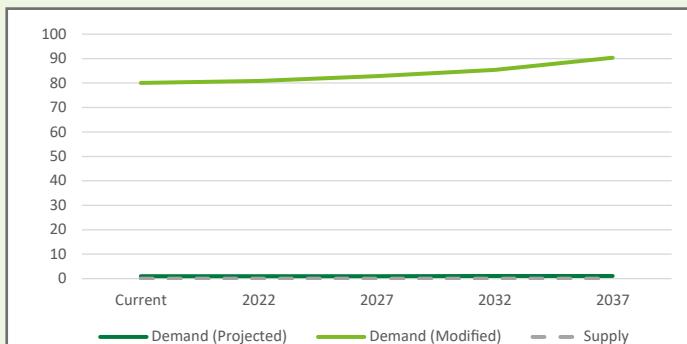
SUPPLY VS DEMAND

These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

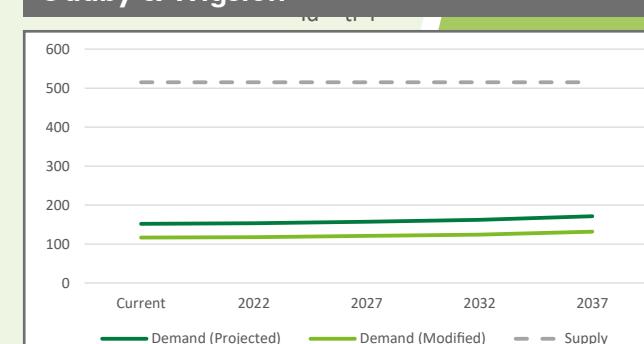
Supported Living - Oadby & Wigston



Extra Care - Oadby & Wigston



Care Homes (Residential) - Oadby & Wigston





Characteristics we're looking for in our new buildings

The way buildings are accessed, their design and facilities can make a big difference to the quality of life for the individuals who live in them and cost effectiveness if designed in the right way.

We want to support working age adults and older people so that they fall in love with their new surroundings when they move in and feel comfortable, cared for and thought of through every detail from the accessible entrances right through to the wet rooms and adjustable work surfaces.

With you, we can build accommodation that is:

- ✓ Futureproof
- ✓ Accessible
- ✓ Energy efficient
- ✓ Environmentally-friendly
- ✓ Well-insulated
- ✓ High Quality
- ✓ Homely
- ✓ Spacious
- ✓ Innovative
- ✓ Community-based
- ✓ Safe
- ✓ At the heart of the community
- ✓ Protected
- ✓ Comforting
- ✓ Make a difference to people's lives

Design features for **mainstream housing**

Good initial designs allow for mainstream housing to be suitable for older people at a very small additional cost or no cost.

Practical features include:

- Ground floor access or built-in adaptations for stairs – if stairs are built into the home, residents will have to make alternative adjustments such as a stairlift or platform lift at a future date
- Manageable homes – smaller homes with low maintenance garden areas
- Accessible washing facilities - ensuite bathrooms, wet rooms or easy access from main bedroom to the bathroom
- Level access – ideally there would be level ground access or gently sloped areas towards the entrance of the building and the building floors themselves should remain equal throughout
- Spacious layout – doorways and corridors should have adequate space to easily fit a wheelchair and rooms should be built large to allow for turning circles
- Sturdy walls - to be able to support adaptations and aids such as grab rails
- Sockets, switches and temperature controls at a reasonable height
- Low windowsills – Seeing outside environments and exposure to natural light has positive effects on an individual's wellbeing. Lowering windowsills will allow for more light and enable wheelchair or mobility aid users and those in bed to see outside with ease
- Ample parking space – plenty of room should be given to driveways or parking spaces and distance from parking spaces to the building entrance should be kept to a minimum
- Economical and energy efficient utilities – heating and electric systems should be energy efficient to keep energy costs as low as possible





Design features for **Extra Care schemes**

Functionality is essential in Extra Care accommodation. Specialist equipment may be required, and buildings need to be appropriately designed to deal with developing frailty. Accommodation built for Extra Care schemes should be located appropriately, close by town or village centres to ensure they remain part of the community and have access to the facilities, activities and amenities promoted in their local area.

Practical features include:

- Hardwiring and wi-fi enabled Telecare and Telehealth equipment
- Catering facility to give residents the options to eat socially
- Low windowsills – seeing outside environments and exposure to natural light has positive effects to an individual's wellbeing. Lowering windowsills will allow for more light and enable wheelchair or mobility aid users and those in bed to see outside with ease
- Energy efficient design to keep costs as low as possible
- Communal facilities that are suitable to the size of the scheme (ideally no less than 25% communal space) providing activities and facilities that compliment those in the surrounding community and promote a healthy lifestyle
- Open landscaped outdoor area containing seating and pockets of space for activities
- Signage, equipment (e.g. hoists), décor and facilities that enable people with physical, sensory or cognitive impairments to be independent where possible

Design features for care homes

Care homes can be expensive to run but with good planning and a practical design running costs can be easily reduced.

Practical features include:

- Sizeable spacious bedrooms that are no smaller than 16 sqm and allow access to both sides of a bed
- Spacious layout for the structure – doorways and corridors should have adequate space to easily fit a wheelchair and rooms should be built large to allow for turning circles
- Easily accessible with ground level entrances or low-level ramps and lifts within the home for easy access between floors
- Comfortable and homely shared spaces that are suitable for dining, socialising and cultural/educational activities
- Closed-off spaces suitable for residents to see visitors in private
- Ensuite facilities for all rooms including level-access shower facilities
- Signage, equipment (e.g. hoists), décor and facilities that enable people with physical, sensory or cognitive impairments to be independent where possible
- Open landscaped outdoor area containing seating and pockets of space for activities
- Hardwiring and wi-fi enabled Telecare and Telehealth equipment
- Room temperature controls from a reasonable height or remote control
- All the accommodation we commission with our partners should be built with practicality and designed with personality to enable residents to continue to thrive in later life, no matter what their needs might be.





Summary of opportunities

- Reviewing the individual district areas, you will see that there are several different opportunities for housing developments across the county. We have set ambitious goals, but we are confident that with the right partners we will be able to deliver excellent housing schemes that will give more choice to Leicestershire residents.
- The priority developments that the council is looking to develop with partners over the next five years are:

Type of Scheme	2020	2021	2022	2023
Extra Care	50 units	-	100 units	100 units
Supported Living	60 units	70 units	50 units	30 units
Transitions Accommodation	6 units	6 units	6 units	6 units
Transforming Care / Complex	4 units	4 units	4 units	4 units
Dementia Unit	24 units	-	20 units	-
Assessment Provision	10 units	10 units	-	-





Working with us

Leicestershire County Council is one of the best performing councils in the UK and is recognised as an inclusive workplace by organisations like Stonewall, Timewise, Disability Confident and Mindful Employer.

More than 5,000 people work in the council and 94% of the staff say Leicestershire County Council is a good employer.

Partnering a project with us brings benefits to both your organisation and reputation. Working with a council that has an established network of contacts could help you grow your business and yield future work. The council is also a trusted organisation meaning it can stimulate support from communities and gain exposure for your business as a partner who is making the future of Leicestershire's community possible.

How we work:

The council has a wide range of hardworking professionals, some with more than 30 years' experience. With large scale projects, departments and teams collaborate to identify key influencers who will drive ambition and get projects on track to succeed.

The investment plan will draw on different resources within the council to communicate our ambitions to audiences both internally and externally.

Project team

In June 2019, the council setup the Social Care Investment Plan (SCIP) team as a dedicated group of people committed to delivering our vision for the future of adult social care housing. Within the team there is a wealth of experience and knowledge from the commercial, health, social care, business, finance and procurement sectors. As a partner, we would invite you to join

these collaborative meetings to invest in getting to know both the projects and our people. Everyone in the team supports the common goal to make Leicestershire a prosperous and safe place for people to work, live and grow older. Working with us would not only allow you to get to know our team, we can also put you in touch with other teams and departments for further development opportunities.

Planning

We can work with you and our district authorities to ensure the correct planning permission is secured before any building work starts.

We can guide you through the relevant policies and link together key contacts to allow us to obtain information about planning in the wider area as well as the desired building site.

Our team of planning professionals and legal experts will ensure applications include all relevant details so that the planning process is seamless from start to finish.

Data and insight

Our Research and Insight function has access to a wide range of data sets that cover information about Leicestershire and its residents. We want to share this information with our partners to help shape plans and developments. If specific data is needed, we have access to national databases and data collection software like Tableau which will allow us to present data across the partnership that is easy-to-understand.

Partnership

Leicestershire County Council has contacts in lots of different organisations across the county. We've partnered with business growth organisations like the Leicester and Leicestershire Enterprise Partnership (LLEP) and East Midlands Chamber of Commerce and universities to deliver major projects including the investment of new office space at Loughborough University's Science and Enterprise Park (LUSEP) and the A511/M1 junction 23 key junction improvements work.

As a large organisation, we frequently work with both public and commercial partners. From architects and consultants through to developers and care providers, we have a strong network of businesses and organisations that will help make our ambitions become a reality. Working with us means we can help you develop connections in a wider commercial network.

Procurement and contracts

Our in-house procurement, contract management and legal services teams will be able to provide advice and guidance to tender goods and services. Working with them will allow us to manage contracts efficiently with all partners and suppliers involved in the projects.

Land and Asset management

Leicestershire is a very rural county and therefore has a lot of land that is owned and managed by Leicestershire County Council. Where possible, we would invest in existing structures

or make council-owned land available for development. Our in-house teams delivering asset management, land management and facilities management are additional resources that can be used to help deliver our investment plans.

Business support

We are committed to helping businesses grow and thrive. Working with us means that you will get support throughout the project and beyond. We can help your organisation make connections with different teams in both public and private organisations.

Community engagement

Our communities service has a wealth of experience engaging with communities at the right time, in the right way. We would work alongside our partners and district councils to deliver accessible, engaging events and marketing materials that are informative and provide the opportunity for feedback. Our ambition is to deliver housing that gives individuals the opportunity to live how they want to live, receiving the care they need in the comfort of their own community. To do this effectively, we want the communities to invest in our ideas and come on our development journey with us. Giving people the opportunity to have their say is imperative and we would support our partners in organising and setting up events that would allow them to do this.



Useful websites

Blaby District Council local plan -

www.blaby.gov.uk/planning-and-building/local-plan/

Charnwood Borough Council core strategy -

www.charnwood.gov.uk/pages/corestrategydpd

Harborough District Council core strategy -

www.harborough.gov.uk/directory_record/460/core_strategy

Hinckley & Bosworth Borough Council local plan -

www.hinckley-bosworth.gov.uk/localplan

Melton Borough Council local plan -

www.meltonplan.co.uk/

North West Leicestershire District Council local plan -

www.nwleics.gov.uk/pages/local_plan

Oadby & Wigston Borough Council local plan -

www.oadby-wigston.gov.uk/pages/new_local_plan

Leicestershire County Council website –

www.leicestershire.gov.uk

Leicestershire County Council's strategic plan -

www.leicestershire.gov.uk/about-the-council/council-plans/the-strategic-plan



Contact

If you want to find out more or have a discussion about any aspects of accommodation based support needs, please get in touch.

Email:

ASCEngage@leics.gov.uk

Phone:

0116 305 0232

Write:

**ASC Commissioning and Quality Team
Room 600, County Hall, Glenfield, Leicester. LE3 8RL.**



**Leicestershire
County Council**