

# **Supported Living Demand and Need in Leicestershire**

## **Quarterly Update October 2022**

### **1. Introduction**

This update includes details around the supply and demand for Supported Accommodation in Leicestershire, including pipeline developments due to be available within the next 2-3 years.

We have provided detail of these alongside existing provision, to aid providers/developers understanding of the current market across Leicestershire. We have also provided a recap of the previous monthly demand rates.

This quarterly update includes details around demand for additional Nursing Care provision across Leicestershire.

There is continued challenge particularly within shared accommodation where there are a number of voids. Therefore, potential new shared supply should factor in whether this is a sustainable offer given the changing profile of demand:

- Younger adults with emotional behaviour support needs and mental health
- Reduced mobility and requirements for fully wheelchair accessible and/or ground floor facilities
- Internal/external communal space(s) and how utilised
- Adequate sound insulation and adequate storage

### **2. Brief Overview of Need**

Those with learning disability remain the highest category of service user living within Supported Accommodation.

However, general areas of growth for Leicestershire include:

- those with mental health conditions, with a focus on recovery, resilience, and support with substance misuse
- young adults with disabilities (transitions), aged 16-20, in particular step through provision
- individuals who require fully accessible wheelchair accommodation
- older adults with a learning disability who have additional needs (dementia, substance misuse, mobility issues)
- individuals who previously came under the umbrella of the Transforming Care Programme (TCP)

As previously stated, due to the current pipeline developments due across the County in 2023 no further developments of more than 8 units with an expected completion of 2024 will be considered at this time.

We are currently seeking smaller developments (6 units or less) in specific locations for particular groups of individuals. Please see Anticipated Future Demand, Section 4.3 further down this document.

In general, Charnwood (Loughborough), North-West Leicestershire (Coalville) and Hinckley remain the areas which see the highest demand but more recently Harborough District and Melton borough has also seen demand increase. Melton, in particular, has a lack of supply.

We will not consider proposals that do not fall within the demand outlined in 4.3 'Anticipated Future Demand' contained within this document, for the period following publication and until the next quarterly demand is produced (Spring 2023)

### 3. Supply

#### 3.1 Existing Supported Living Supply in Leicestershire

##### Current Units per Locality

The following data includes a mix of accommodation provision but does not include sole tenancy properties.

	Total
Blaby	45
Charnwood	188
Harborough	113
Hinckley and Bosworth	150
Melton	36
NW Leicestershire	29
Oadby and Wigston	60
Out of County	7
<b>Total</b>	<b>628</b>

#### 3.2 New Supply - Planned Supported Accommodation Developments 2023-2025

This does not include Extra Care

Locality	Confirmed (subject to planning)	Potential units (subject to LCC Strategy and/or discussions with Providers/Developers)	TOTAL
Blaby, Oadby and Wigston	25	45	70
Charnwood	20	12	32
Harborough			0
Hinckley & Bosworth	5	12	17
Melton			0
NW Leics	15	40	55
			<b>174</b>

##### **Pipeline Units per Cohort**

General	110
Young Adults with Disabilities (transitions)	15
Mental Health	45
Complex/Challenging Needs	4

## **4. Demand**

### **4.1 Past Demand**

Past referral figures (April 2021-October 2022) show that, on average, we receive 16 to 20 referrals per month into the Pathway to Supported Living (PSL) team. The majority of these referrals have been matched to existing supply and some are being considered via the DPS commissioning process. It is anticipated that this referral rate may rise over the next year as Local Authority staff resources/capacity continues to recover post-covid.

### **4.2 Current Demand**

Leicestershire County Council manages requests for Supported Living. These individuals may not require accommodation immediately, they may require a move in the future (6-18 months plus). At any time, there are a number of these 'active referrals', which is currently at 158. It is anticipated that some of these individuals will find accommodation from within the above pipeline developments, shown in Section 3.2.

The two tables below show the different needs within this group and where they are currently living.

#### **Client group**

<b>Learning Disability / Autistic Spectrum Disorder</b>	<b>Mental Health</b>	<b>Physical Disability (includes ABI*)</b>	<b>Other, e.g., social isolation</b>
102	43	12	1

- ABI = Acquired Brain Injury

#### **Current accommodation**

<b>Residential Care</b>	<b>Hospital Setting</b>	<b>Children's Residential Home/ Residential College</b>	<b>Family Home</b>	<b>Own home/tenancy</b>	<b>Other/Unspecified</b>
33	20	4	46	13	42

### **4.3 Anticipated Future Demand**

As stated above, due to an increase in activity around Supported Accommodation post Covid-19 there are a number of pipeline developments coming on stream across the County in 2023. Therefore, at this time we will not be looking to support further developments larger than 8 units with a completion date by 2024.

For the short to medium term, we are currently seeking:

- smaller developments in specific locations for particular groups
- the inclusion of fully wheelchair accessible spaces within a new development.
- Internal space standard of 47 sqm for a one-bedroom apartment and 56 sqm for a wheelchair accessible apartment to be achieved as far as is viable on a particular site

- Locations with good public transport links, off road parking and where possible, external space for tenants
- Details of Leicestershire's guidance on Supported Accommodation please see <https://resources.leicestershire.gov.uk/adult-social-care-and-health/working-with-the-council/providing-supported-living-accommodation>
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It is anticipated that some individuals will not find accommodation within the current planned pipeline developments (3.2), and we therefore require the following in addition:

<b>Young Adults with Disabilities (transitions aged 16-20)</b>	One development for this group, to a maximum of 8 units Settled accommodation – comprising of self-contained units Preferred location: Charnwood
<b>Mental Health</b>	We are seeking two developments for this group. One step down development to a maximum of 8 units (self-contained). Preferred locations: South of the County. Plus, one settled development in the Charnwood area Future support service provided to ensure specialist skill in supporting individuals with recovery, resilience, substance misuse.
<b>Complex Needs (previous known as Transforming Care)</b>	We are seeking one development for this group. The development must be a maximum of 6 units (self-contained), well located and easily accessible for support staff via public transport. Any area of the County will be considered. We are seeking a Step Down or Settled development (depending on the outcomes of current pipeline schemes).
<b>Learning Disability</b>	We are seeking 2 Settled developments for this group. Each must be a small development (maximum of 6 units). Preferred locations: Melton and Market Harborough

### Young Adults with Disabilities

Work with our Children's teams indicate that at least 14 young people are likely to need Supported Accommodation within the next 2 years. Whilst we have 15 specific units in the pipeline for Young Adults (one in North West Leics, the other in the Hinckley District), there is scope for a further young adult's settled development. See above.

### Mental Health

Supported accommodation is an area of demand for this cohort that includes the need for settled move on accommodation from existing schemes.

As previously stated, a scheme of self-contained flats would need to be connected to assets, wider services, and public transport. Robust level of sound insulation internally and access/proximity to green spaces. In relation to support needs, there is ongoing demand to support hospital discharges and those with substance misuse.

### **Complex/Challenging Need (formerly Transforming Care)**

Activities are ongoing with health colleagues and Leicester City council on the demand for future accommodation requirements. All new property developments must consider the practicalities of achieving sufficient staffing resources for the high level of support that will be required. The County's current patients with a discharge date have been submitted onto the DPS with detail of their accommodation and support needs. See above.

### **Nursing Care**

The local authority is producing a Market Sustainability Plan that contains details of emerging needs for an increase in the provision of nursing beds in residential care homes, across the County.

There are many complex factors affecting this sector and a Nursing Bed Strategy will be produced by the authority. In the interim, we would be interested to be informed of any potential opportunities to address this undersupply that you (or your contacts) may be in a position to explore.

For all potential development opportunities, we ask that you continue to advise SCIP by emailing us at [scip@leics.gov.uk](mailto:scip@leics.gov.uk) at the earliest stage.