

Supported Living Demand and Need in Leicestershire

Quarterly Update May 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.

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 and resilience
- young adults with disabilities (transitions), aged 16-20
- individuals who require fully accessible wheelchair accommodation
- older adults with a learning disability who have additional needs (dementia, substance misuse)
- individuals who previously came under the umbrella of the Transforming Care Programme (TCP).

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 an expected completion date of 2024.

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.

3. Supply

3.1 Existing Supported Living Supply in Leicestershire

Current Units per Locality

Locality	Total No Units
Hinckley and Bosworth	129
North West Leicestershire	27
Charnwood	156
Melton	42
Harborough	97
Oadby and Wigston	56
Blaby	19

3.2 New Supply - Planned Supported Accommodation Developments 2023-2025

Locality	Total Units	Potential units in discussions with providers/developers
Hinckley & Bosworth	12	Extra Care TBD
North West Leicestershire	25	30
Charnwood	35	
Melton		Extra Care 60 units (to include 6 LD)
Harborough		
Oadby & Wigston	12	22
Blaby	21	
TOTAL	105	58

Pipeline Units per Cohort

General	120
Young Adults with Disabilities (transitions)	10
Mental Health	33

4. Demand

4.1 Past Demand

Past referral figures (April 2021-March 2022) show that, on average, we receive 16 referrals per month into the Pathway to Supported Living (PSL) team, 197 in total over that period. 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 190. 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

Learning Disability / Autistic Spectrum Disorder	Mental Health	Physical Disability (includes ABI*)
130	44	13

- ABI = Acquired Brain Injury

Current accommodation

Residential Care	Hospital Setting	Children's Residential Home	Other (family home, unspecified etc)
77	21	4	88

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
- 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, and we therefore require the following:

Young Adults with Disabilities (transitions aged 16-20)	Two developments for this group, each to a maximum of 8 units Settled accommodation – comprising of self-contained units Step Down – comprising of self-contained and/or ensuite bedrooms and communal shared areas. We are seeking one Step Down development and one Settled development in different locations. Preferred locations: Charnwood and Hinckley
Mental Health	One step down development to a maximum of 8 units (self-contained). Preferred locations: Hinckley and Lutterworth. Future support service provided to ensure specialist skill in supporting individuals with recovery, resilience, substance misuse.
Complex Needs (previous known as Transforming Care)	We are seeking 2 developments for this group. Each 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 one Step Down and one Settled development in different locations.
Learning Disability	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 10 specific units in the pipeline for the North West District, this is at an early stage and there is scope for a further two young adult’s scheme however, see above.

Mental Health

Supported accommodation is an area of demand for this cohort that also includes the need for floating support service and settled move on accommodation from existing schemes. There is demand for a scheme within Blaby, Oadby and Wigston or North West Leicestershire. There are two pipeline development that may satisfy the Oadby & Wigston and North West demand however, both are at an early stage. See above.

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.

Transforming Care Complex Need

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.

We ask that you continue to advise SCIP by emailing us at scip@leics.gov.uk at the earliest stage where you are assessing any potential sites or new scheme development