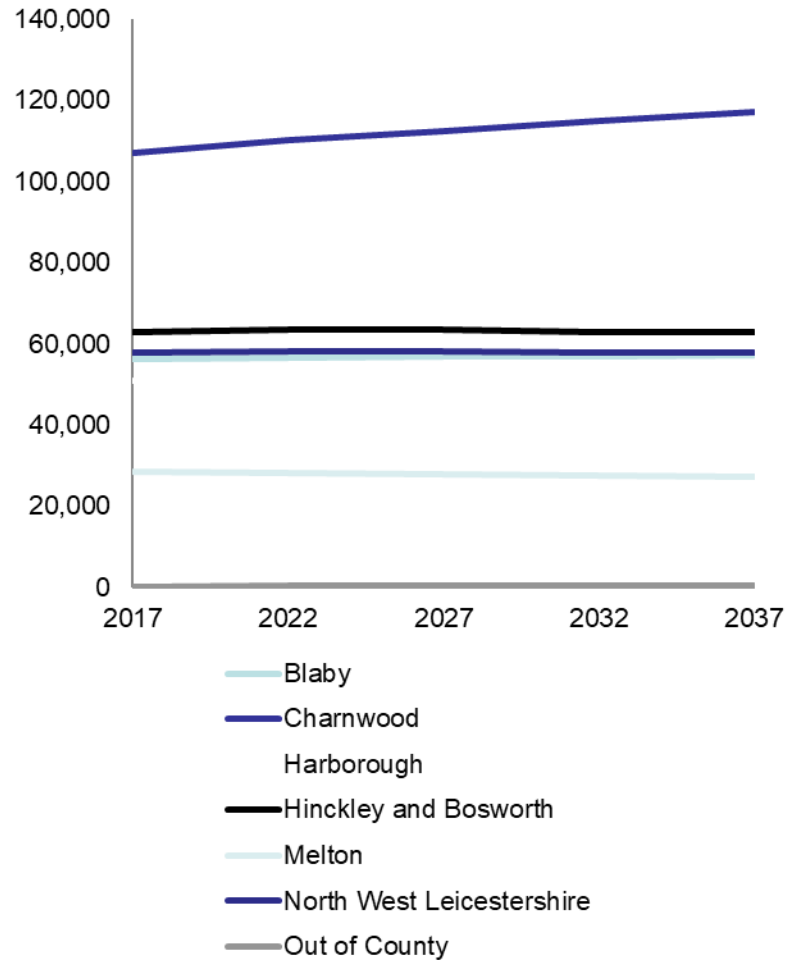


Social Care Accommodation Needs Data and Gap Analysis 2019- 2037

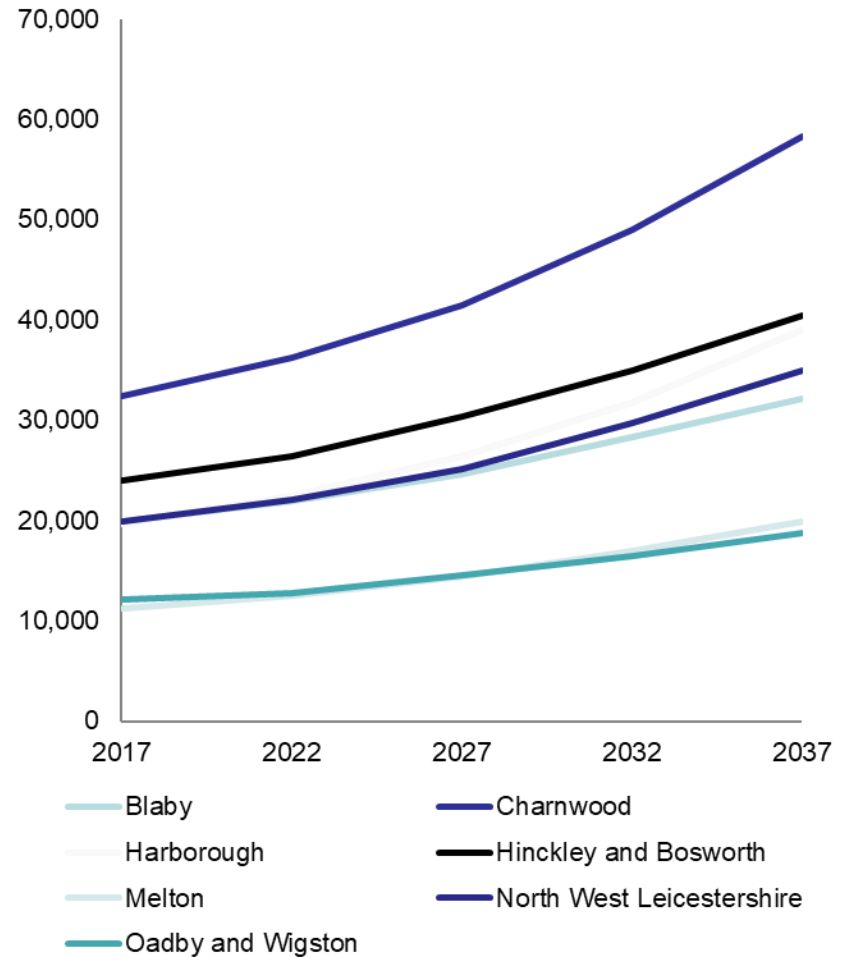


Population – Projections to 2037

Age 20-65

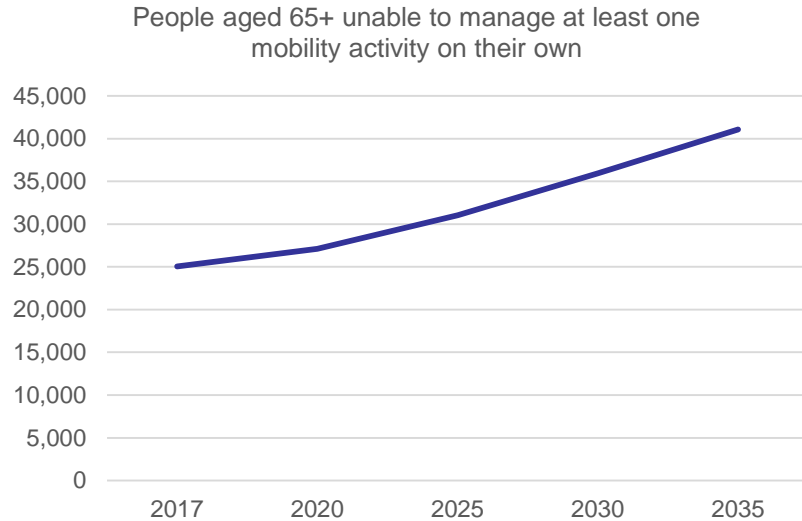


Age 65+

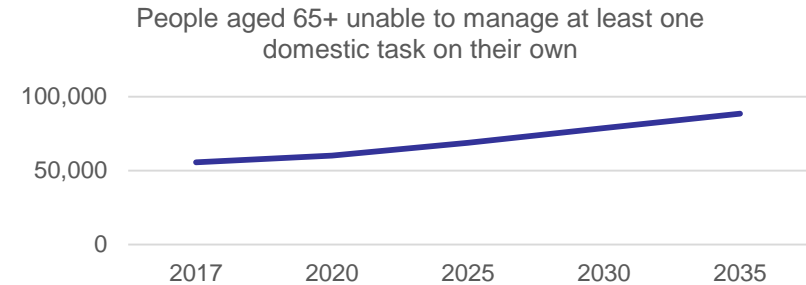




Mobility

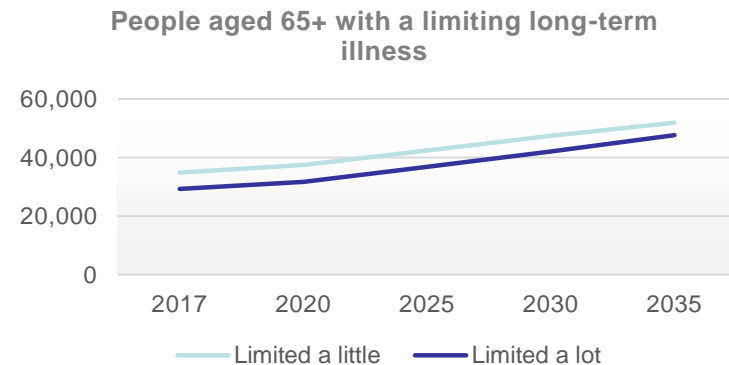


- The number of people aged 65 and over who are unable to manage at least one mobility activity on their own in Leicestershire is predicted to increase 64% from 25,035 in 2017 to 41,082 in 2035.
- This includes activities such as: going outdoors and walking down the road; getting up and down stairs; getting around the house; getting to the toilet; getting in and out of bed.



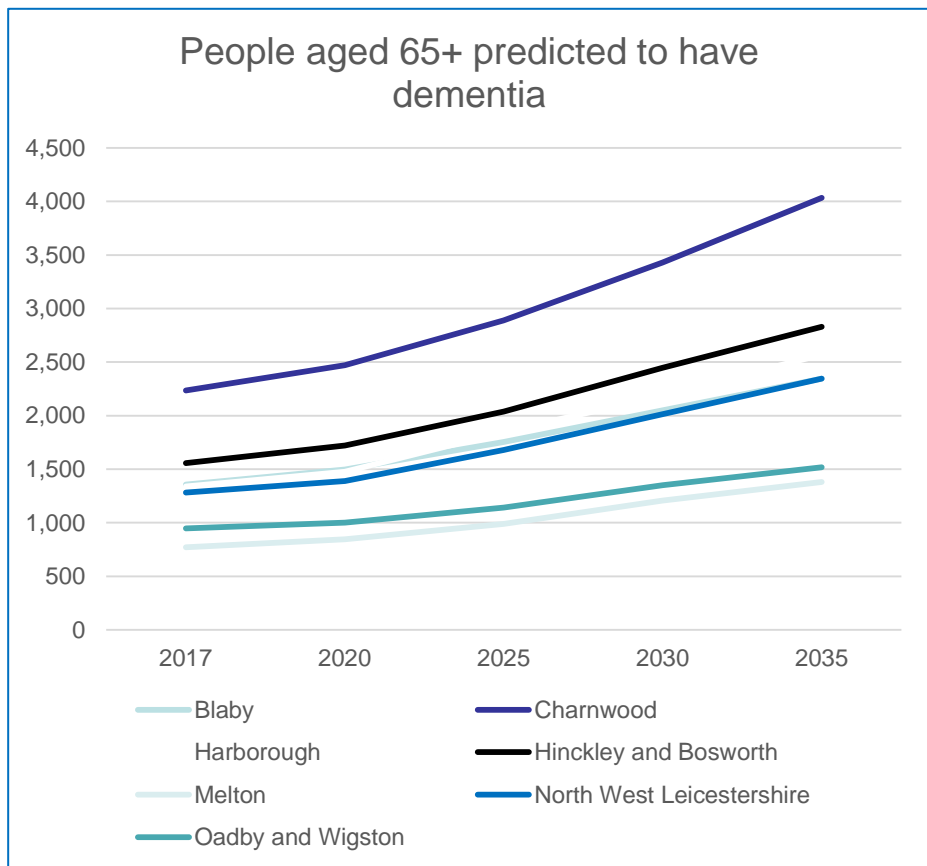
- The number of people aged 65+ who are unable to manage at least one domestic task on their own in Leicestershire is predicted to rise 59% from 55,629 in 2017 to 88,531 people in 2035.

People aged 65+ with a limiting long-term illness



- The number of people aged 65+ in Leicestershire whose life is limited a little is expected to increase by 49% between 2017 and 2035, and those who are expected to increase a lot is expected to increase by 63% over the same time period.

Dementia Prevalence



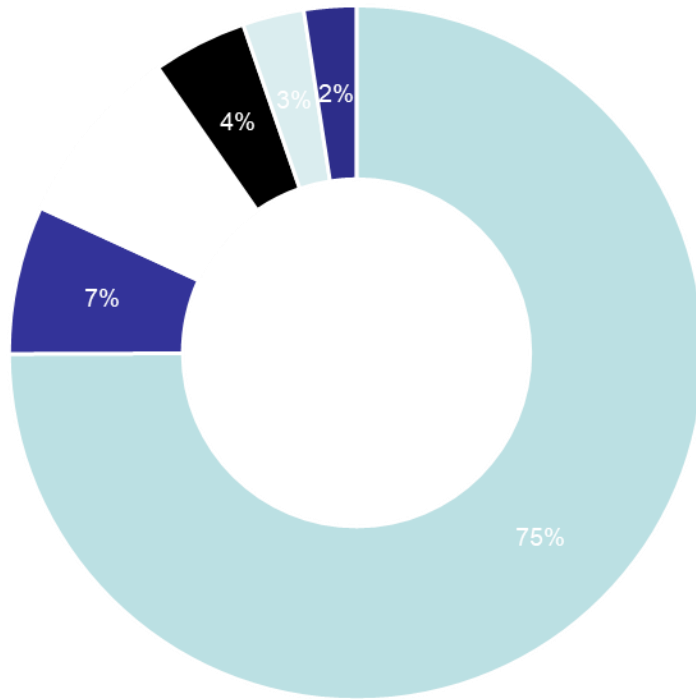
- There are currently 9,458 people in Leicestershire aged 65+ predicted to have dementia.
- This number is expected to rise by 80% to 17,028 by 2035. (POPPI)

- 1 in every 14 of the population over 65 years has dementia. (LLR Dementia Strategy).
- In Leicestershire there is a 4.3% prevalence rate of dementia in 65+ based on % of practice register (JSNA dashboard).
- The national estimate of the percentage of people in care homes with dementia is 80%.
- Local data snapshot - In December 2018 there were 1,020 people with a diagnosis of dementia 65+ funded in care homes (57% of the total 1,781 65+ placements). Note this does not include self funders or Continuing Health Care clients.

Links

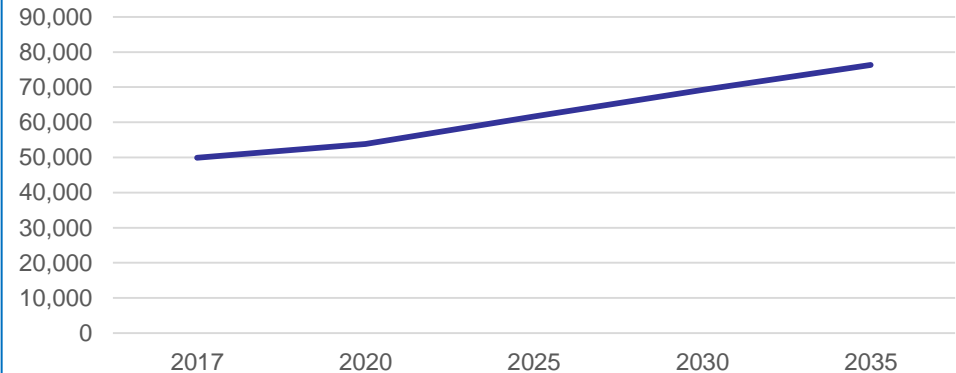
- [POPPI – dementia statistics](#)
- [Kings Fund – dementia friendly homes design checking list](#)
- [Build Guidance](#)

Countywide – 65+ Tenure & Household Type



- Owned outright
- Owned with mortgage / loan / shared ownership
- Social Rented (LA)

Number of people aged 65+ living alone



The number of people aged 65+ in Leicestershire who live alone is expected to increase by 53% from 49,868 in 2017 to 76,272 in 2035.

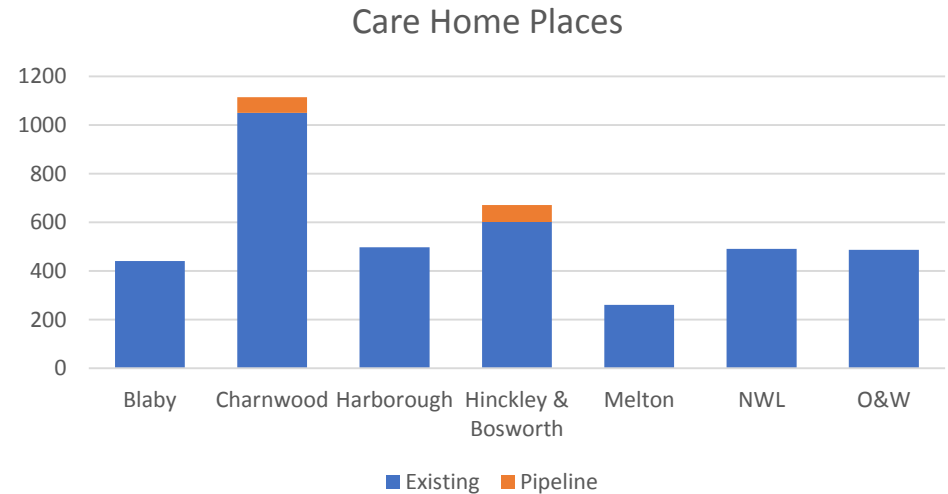
- The majority of older 65+ residents of Leicestershire own their homes outright (75%).
- Rate of home ownership ranges from 70% in Melton and North West Leicestershire to 80% in Oadby & Wigston; this cohort would be expected to fund their own care and would not be eligible to receive LCC financial support for social care.
- The next biggest category countywide is social rented (local authority) 8%; and a further 4% of people rent from another type of social landlord.

Accommodation Supply – Care Homes

- There are 179 registered Care Homes in Leicestershire with 5,030 beds (Feb 2019, CQC Website).
- LCC contracts with the majority of these homes.

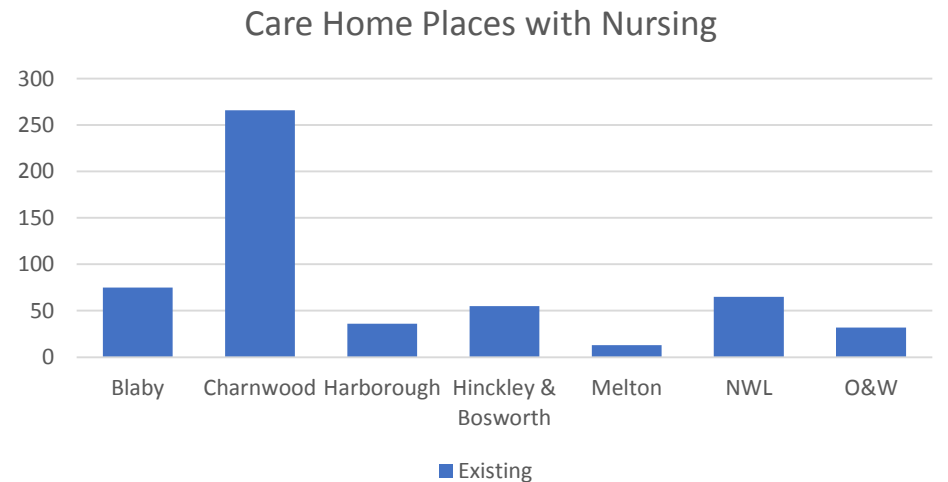
Care Homes

District	Number of Care Homes	Number of Beds
Blaby	22	516
Charnwood	46	1316
Harborough	13	533
Hinckley and Bosworth	21	656
Melton	8	274
North West Leicestershire	22	556
Oadby and Wigston	17	519
Grand Total	149	4370



Care Homes with Nursing

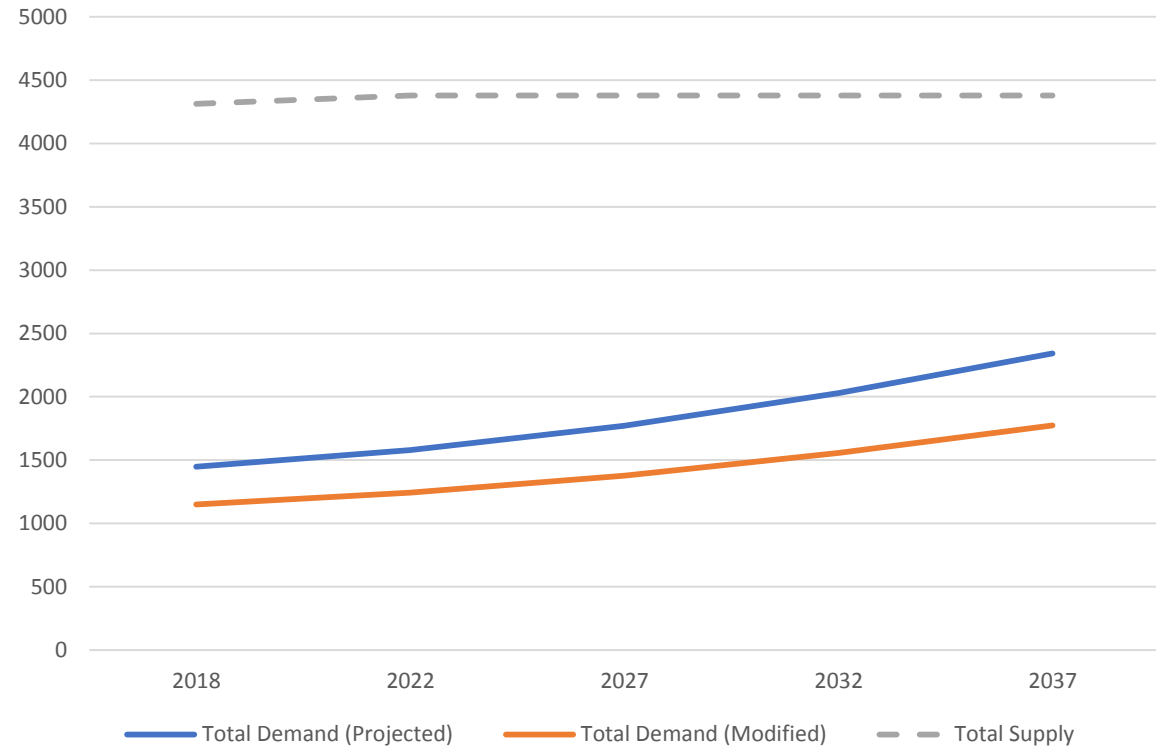
District	Number of Care Homes	Number of Beds
Blaby	2	50
Charnwood	13	145
Harborough	4	140
Hinckley and Bosworth	5	89
Melton	2	120
North West Leicestershire	1	23
Oadby and Wigston	3	93
Grand Total	30	660



The Gap: Care Homes

Care Homes (Residential) - Overall

- Influence on the market; current demand for LCC residential placements represents 34.5% of the total 5,030 beds in Leicestershire.
- Self funder market is not represented on the graph, however occupation rates suggest 90-95% occupancy.
- With strategic modifiers applied, total LCC demand for care home places will reduce and is not expected to rise above the current level of demand before 2037.
- There is a gap in assessment and reablement units (both for OA and WAA) and a gap around dementia care.



	2018	2022	2027	2032	2037
Demand (Projected)	1447	1500	1565	1644	1751
Demand (Modified)	1151	1194	1245	1308	1393
LCC Supply	4314	4378	4378	4378	4378
Gap (supply vs projected demand)	2867	2878	2813	2734	2627
Gap (supply vs modified demand)	3163	3184	3133	3070	2985

Accommodation Supply: Extra Care

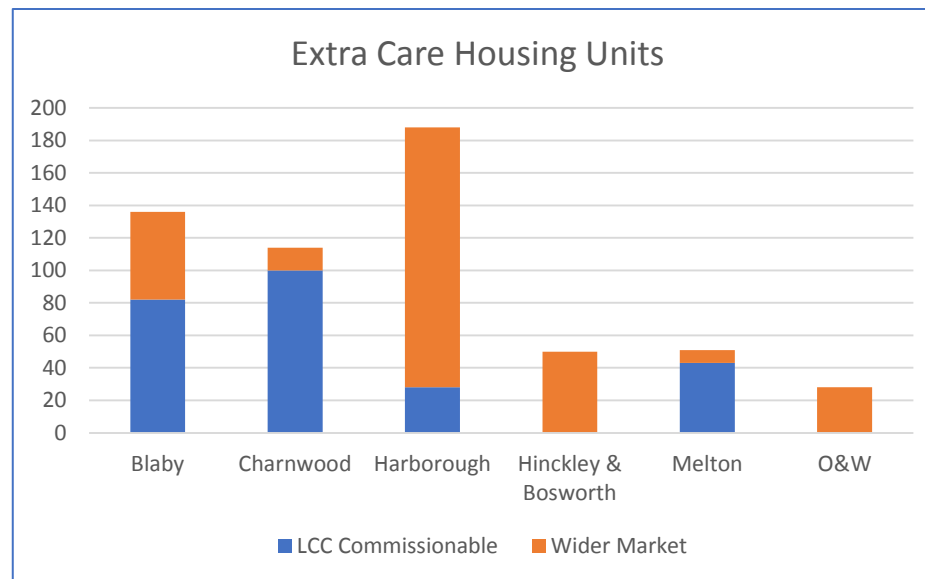
Current Supply

LCC

- LCC commissions Extra Care placements in 6 schemes in 4 districts (Blaby, Charnwood, Harborough and Melton) – 253 units. Only 2 of these schemes are purpose built extra care facilities.
- There are currently no schemes that LCC commission from in Hinckley & Bosworth, Oadby & Wigston & North West Leicestershire.
- 80 bed pipeline scheme at Hinckley & Bosworth will increase the number of units to 333.

Wider Market

- There are 314 units contained in schemes in 6 of the districts – no provision in North West Leicestershire.
- There has been significant growth in this area since 2015 - 3 new schemes and 170 units (30% of the total extra care units in the county). This includes 1 scheme where LCC commissions places.
- Currently 55% of total units in the county are wider market (49% once the pipeline scheme at Hinckley is completed). There is no minimum level of care and support provided in all of these schemes.

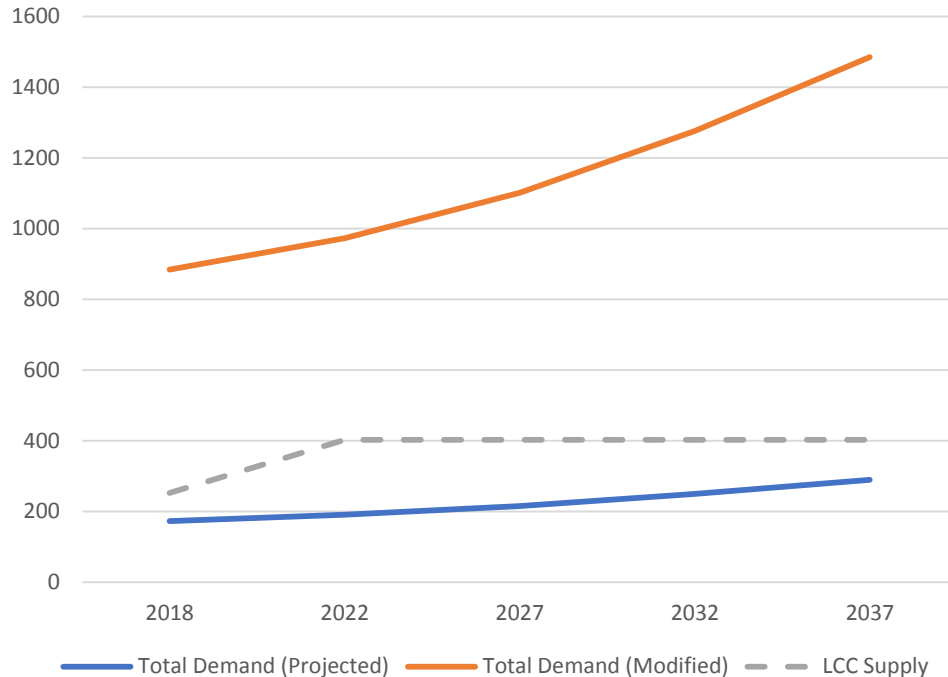


Future Supply

- A scheme is being developed by East Midlands Housing (at risk) at Ashby (North West Leicestershire), number of units not known.
- An 80 bed scheme is planned at a large development site at Hinckley & Bosworth.
- Discussions are ongoing regarding provision of schemes as part of the Lubbethorpe SDA (Blaby) and the Lutterworth SDA (Harborough).

The Gap: Extra Care

Extra Care: Supply vs Demand



	2018	2022	2027	2032	2037
Total Demand (Projected)	173	191	215	250	290
Total Demand (Modified)	884	973	1102	1276	1485
LCC Supply	253	403	403	403	403
Gap between Supply and Projected Demand	80	212	188	153	113
Gap between Supply and Modified Demand	-631	-570	-699	-873	-1082

- Applying strategic modifier significantly increases demand for extra care accommodation – indicatively an immediate requirement for 631 units, rising to 1,082 units in 2037.
- Current supply appears to exceed current level of demand; some spaces are unfilled and capacity will rise again with 80 bed Hinckley/ 70 bed Lutterworth pipeline schemes.
- Latest build is Waterside Court - completed in November 2017 and filled gradually as service users were identified. There was a delay to filling and have since been a number of voids (currently 5 with another due to become vacant).
- A different approach to extra care as a form of housing rather than alternative to residential care is required.
- Area that LCC is keen to see development in for home owners - appropriate 'lifetime' housing earlier on to reduce / delay / prevent altogether need for residential care.

Accommodation Supply: Supported Living

Current Supply

LCC

- There are 19 providers of Supported Living in Leicestershire (CQC website).
- There are 78 properties that LCC has nomination rights to. Not all these properties are fit for future use

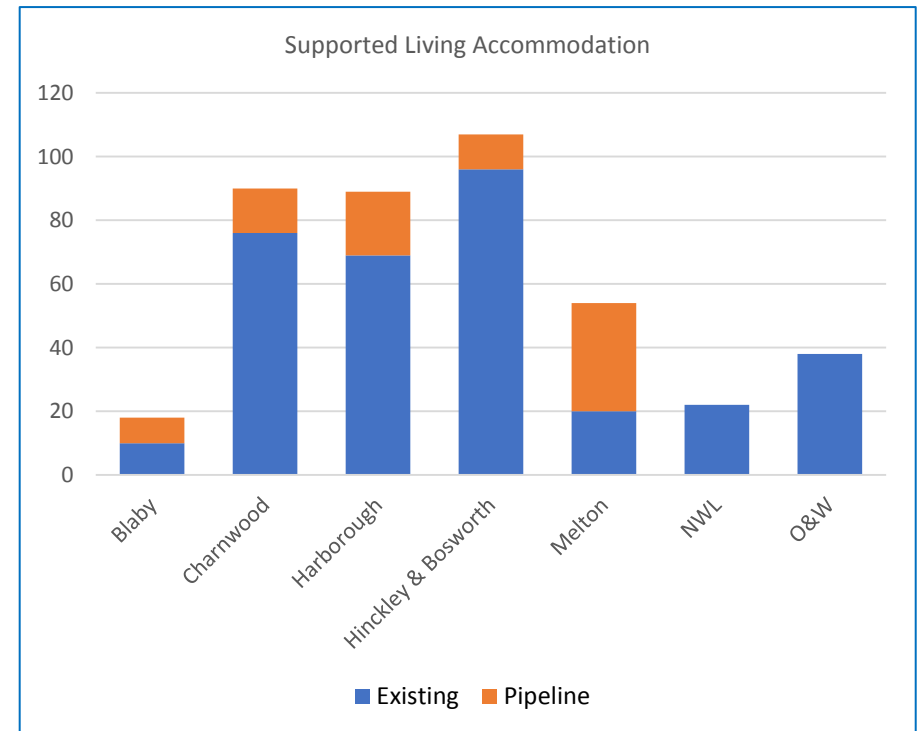
District	LCC Commissioned Places
Blaby	10
Charnwood	76
Harborough	69
Hinckley and Bosworth	96
Melton	20
North West Leicestershire	22
Oadby and Wigston	38
Grand Total	331

Wider Market

- No wider market information available; in theory any property can be used for supported living.

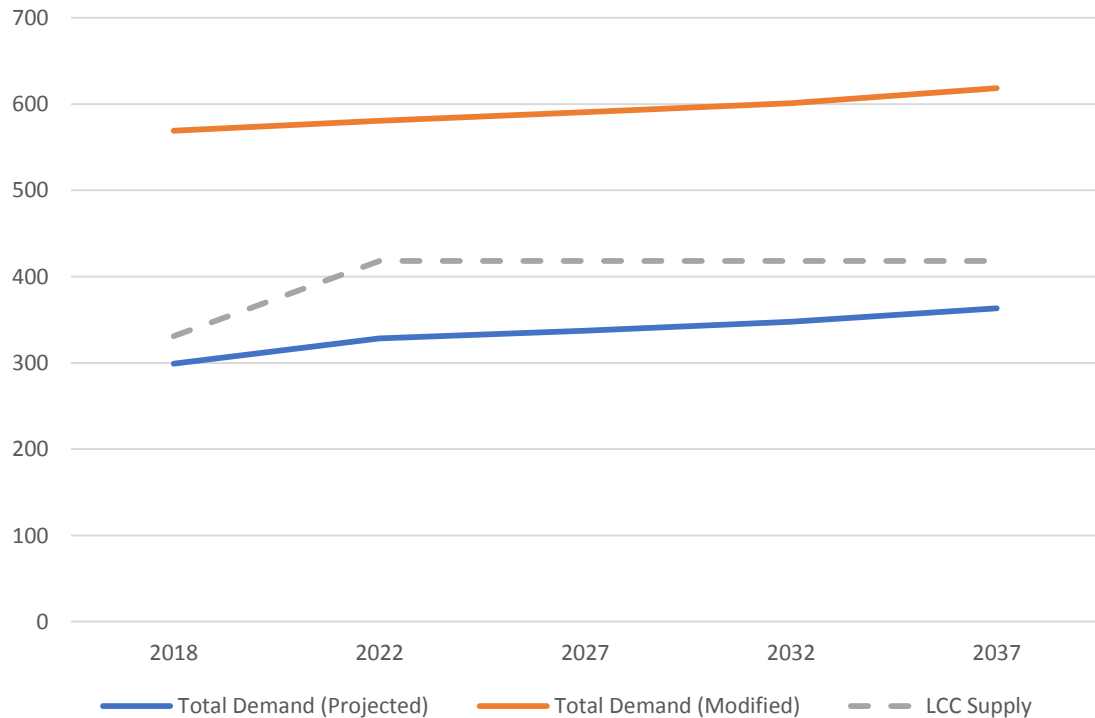
Future Supply

- 14 schemes in pipeline (93+ beds if all go ahead).
- 3 Care Homes in Market Harborough in consultation to de-register and re-provision as Supported Living properties.



The Gap: Supported Living

Supported Living: Supply vs Demand



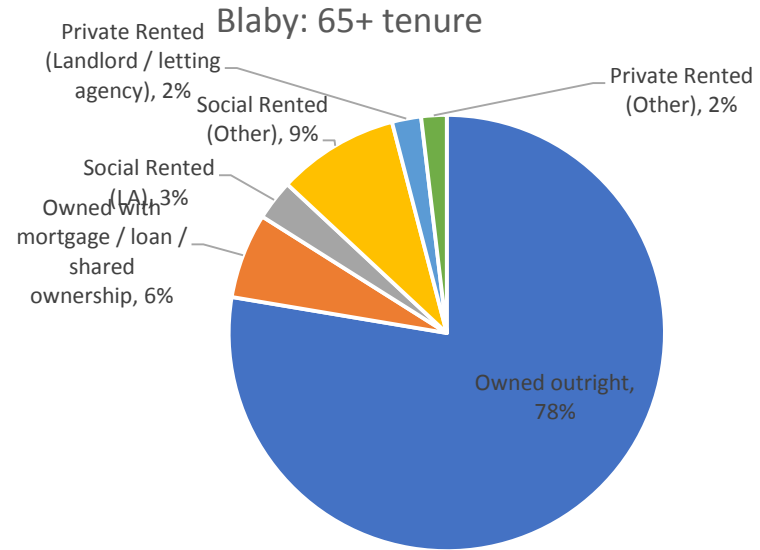
	2018	2022	2027	2032	2037
Total Demand (Projected)	299	328	337	348	363
Total Demand (Modified)	569	580	591	601	619
LCC Supply	331	418	418	418	418
Gap between Supply and Projected Demand	32	90	81	70	55
Gap between Supply and Modified Demand	-238	-162	-173	-183	-201

- The application of strategic modifiers significantly increases requirement for this type of housing; indicatively an initially a gap of 238 (assuming no voids in suitable properties).
- Pipeline schemes (min 93 units) may reduce the gap by approx. a third but there remains a significant, increasing requirement for this type of provision.
- Supply is indicatively 32 units above the current level of demand but this is reflective of voids in legacy homes.
- Supply of shared and solo properties required.
- SPECIFIC GAPS:
 - Transitions Accommodation (16-25yr olds)
 - Complex needs

District Profile: Blaby

Character

- The north part of the district is in the Principal Urban Area of Leicester (Braunstone Town, Glenfield, Kirby Muxloe, Leicester Forest East, Glen Parva) - nearly 50% of Blaby district's population live in this area.
- Largest town – Braunstone.
- Blaby has the district's only town centre.
- Large villages; Narborough, Whetstone, Enderby and Countesthorpe. Bus links into Leicester and a railway station at Narborough.
- The south of the District is more rural and has a functional relationship with Hinckley.



Local Plan

- Core Strategy adopted Feb 2019 (covers period to 2029). A call for sites to support the development of the Local Plan is underway.
<https://www.blaby.gov.uk/planning-and-building/local-plan/>
- Minimum 8,740 houses to be developed between 2006-2029 - at least 5,750 within/adjoining the PUA (many through the Lubbethorpe development).
- 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 to 'Lifetime Homes' standards, where feasible.

District Profile: Blaby

Care Home Supply

- 24 registered care homes with 566 beds (22 residential homes with 516 beds, 2 nursing homes with 50 beds). LCC commission at all.
- Breakdown: Older People 441 residential beds (15 homes) and 44 nursing beds (1 home), WAA 75 residential beds (7 homes) and 6 nursing beds (1 home).

Extra Care Supply

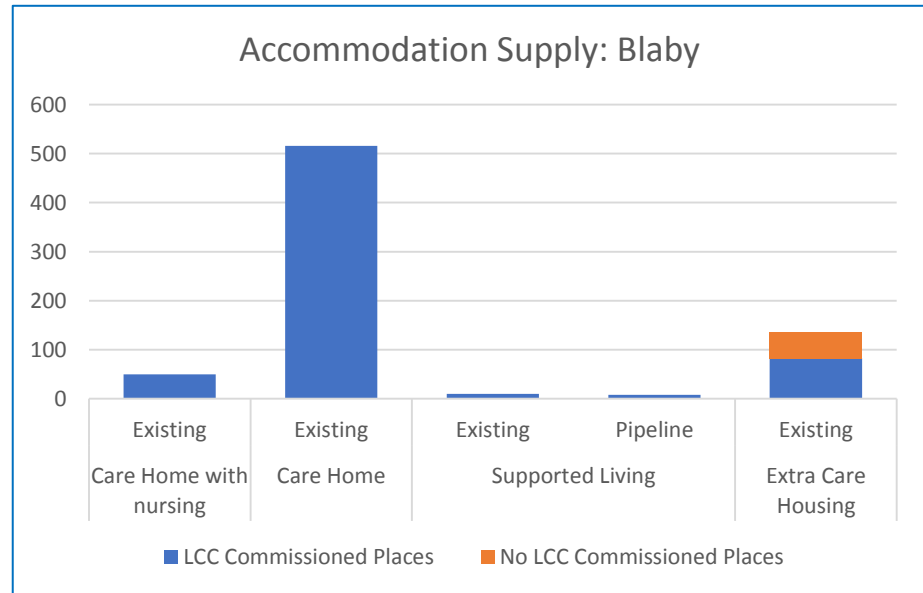
- 3 schemes in the district containing 136 units.
- LCC can commission from 2 schemes Oak Court and Birch Court (combined total of 82 units)
- Glen Hills Court is an independent scheme with 54 units.
- 40% of all units in independent schemes.

Supported Living

- 3 properties with 10 beds (LCC).
- 8 bed pipeline scheme.

Retirement Housing

- 46 retirement schemes with a total 1,164 units.

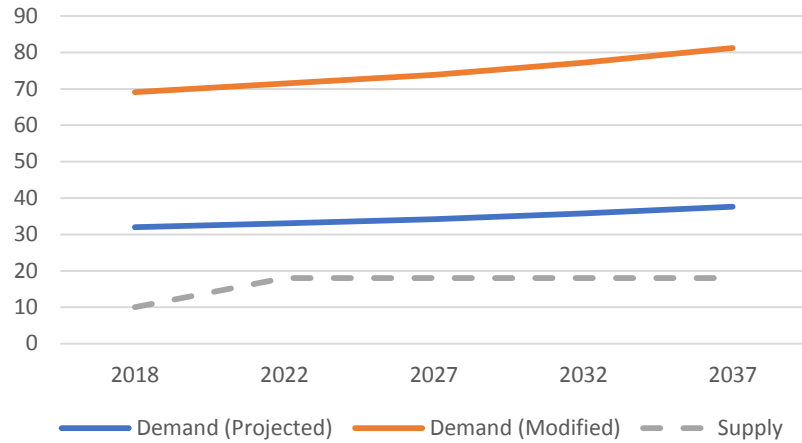


Developments

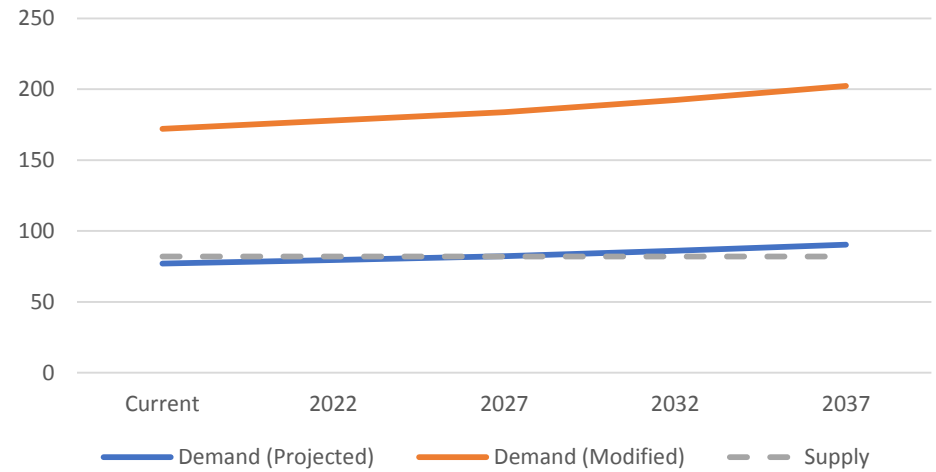
- Pipeline Extra Care Scheme at Lubbesthorpe SDA (details tbc).
- Pipeline 8 bed Supported Living scheme (Townsend Road, Enderby).

Blaby – Supply vs Demand

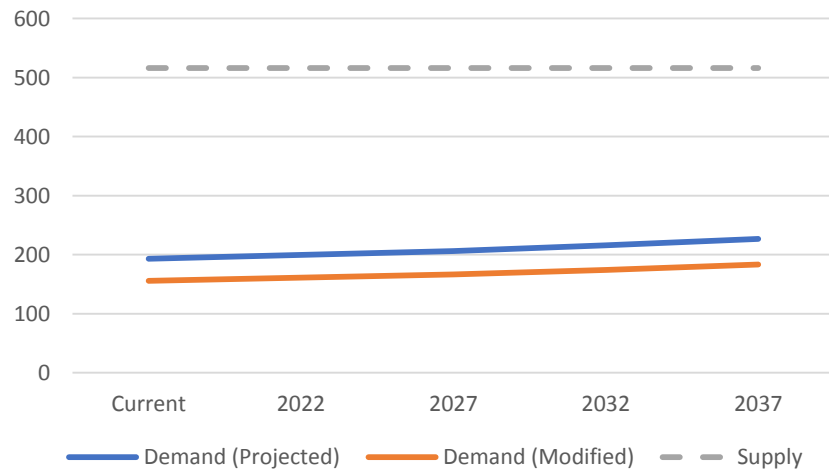
Supported Living - Blaby



Extra Care - Blaby



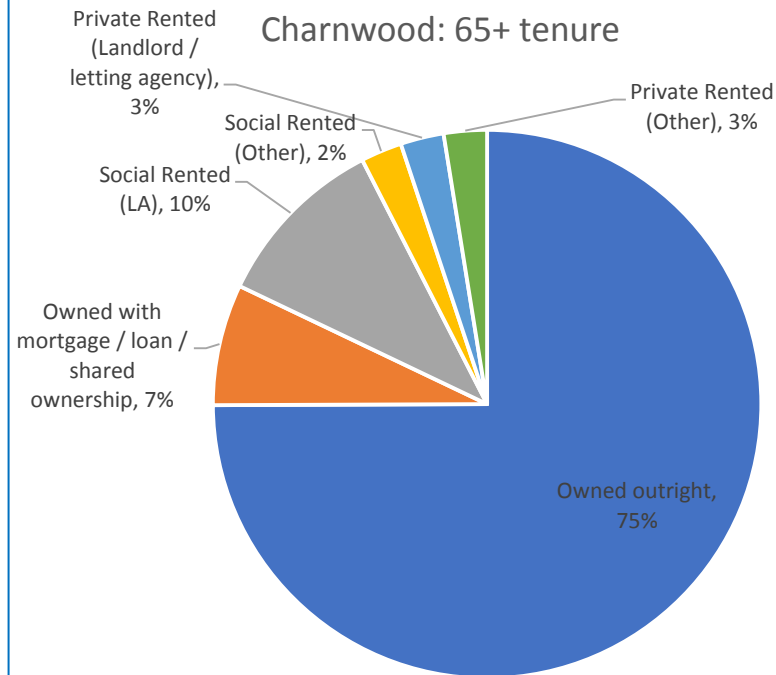
Care Homes (Residential) - Blaby



District Profile: Charnwood

Character

- Mix of rural and urban.
- Largest town and population centre – Loughborough; university and market town.
- Large towns: Shepshed, Syston
- South of the district forms part of the Leicester Principal Urban Area.
- Rural areas; Wreake Valley, Charnwood Forest, the Wolds, some with links to other districts/counties.
- Shares borders with Melton, H&B, NWL, Leicester City & Nottinghamshire.
- Good transport access via M1 and rail (Loughborough railway station).



Local Plan

- Local Plan Core Strategy covers the period 2011 to 2028 - <https://www.charnwood.gov.uk/pages/corestrategydpd>
- Consultation underway on a new Local Plan to cover the period up to 2036.
- Housing requirement for Charnwood is 13,940 homes between 2011 and 2028.
- Sustainable urban extensions north east of Leicester near Thurmaston to deliver 4,500 homes; near Birstall to deliver 1,500 homes; near Loughborough to deliver 3,000 homes.
- These will deliver a mix of homes, approx. 30% affordable and requirement to respond need for smaller houses and bungalows.
- Mentions working with partners (LCC) to provide extra care housing.

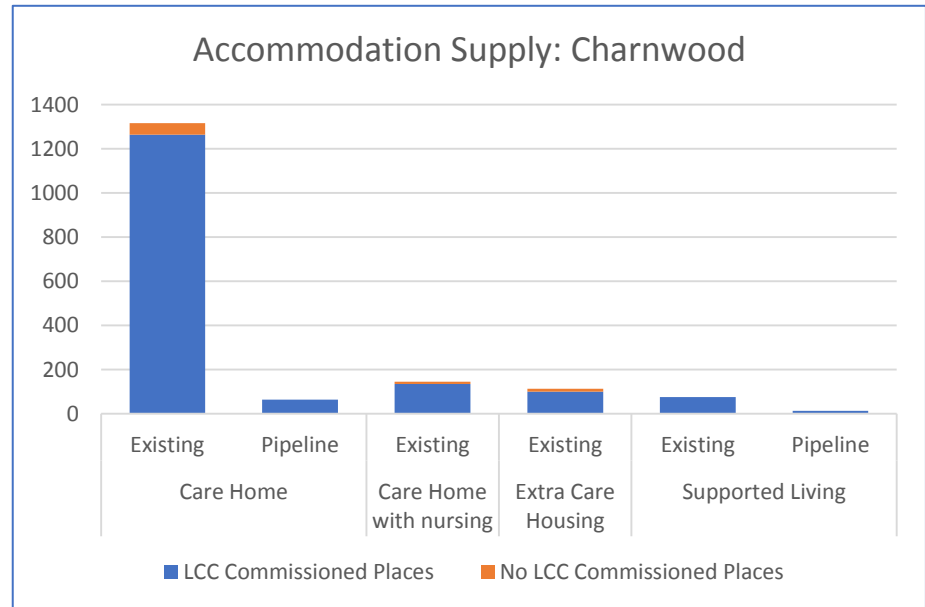
District Profile: Charnwood

Care Home Supply

- 59 registered care homes with 1,461 beds (46 residential homes with 1,316 beds, 13 nursing homes with 145 beds).
- Breakdown: Older People 1,010 residential beds (24 homes) and 92 nursing beds (4 homes), WAA 254 residential beds (19 homes) and 43 nursing beds (5 homes).
- There are 5 homes that LCC does not commission at - 1 Older Peoples care home with 40 residential beds, WAA: 4 care homes - 10 nursing beds, 2 care homes – 12 residential beds.
- 64 bed care home in development at Quorn.

Extra Care Supply

- There are 3 schemes in the district containing 114 units.
- LCC commission at 2 schemes, Connaught House (38 bed) and Waterside Court (62 bed).
- 14 bed independent scheme Holloway House.
- 12% beds in independent schemes.



Retirement Housing

- 50 retirement schemes with a total 1,267 units.
- A 60 bed scheme is in development at Quorn.

Supported Living

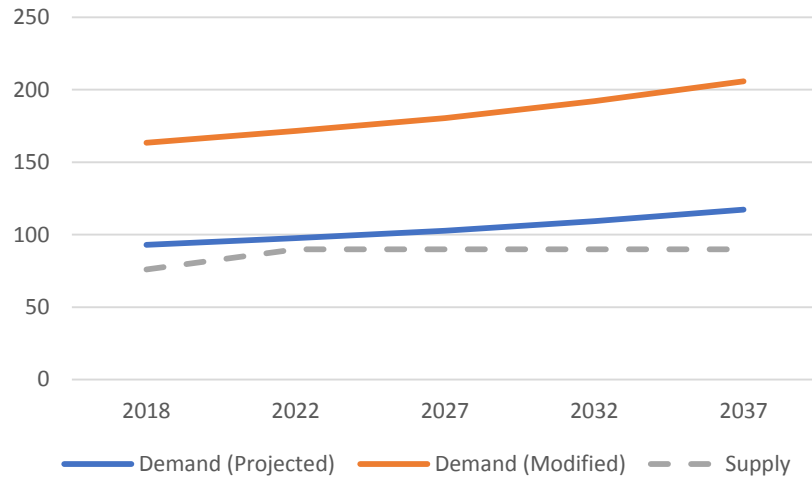
- 15 properties with 76 beds (LCC).
- 2 pipeline schemes with a total 14 beds.

Developments

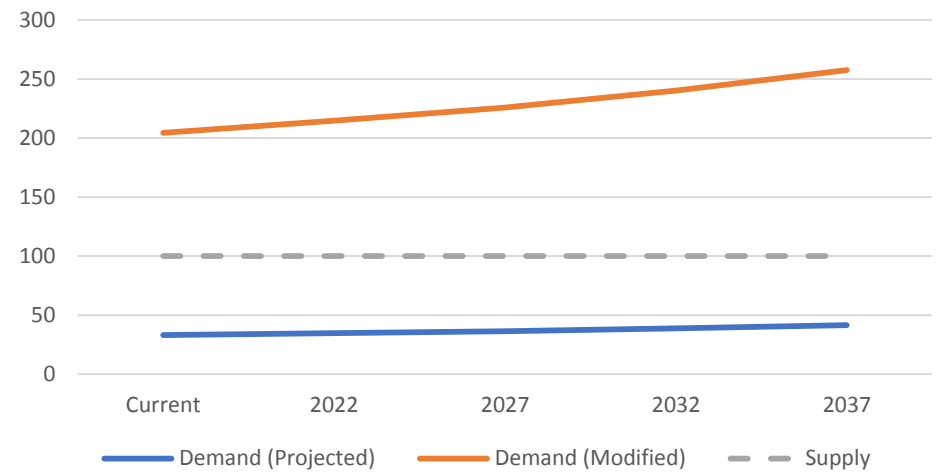
- A 64 bed care home for older people is in the pipeline (Quorn).

Charnwood

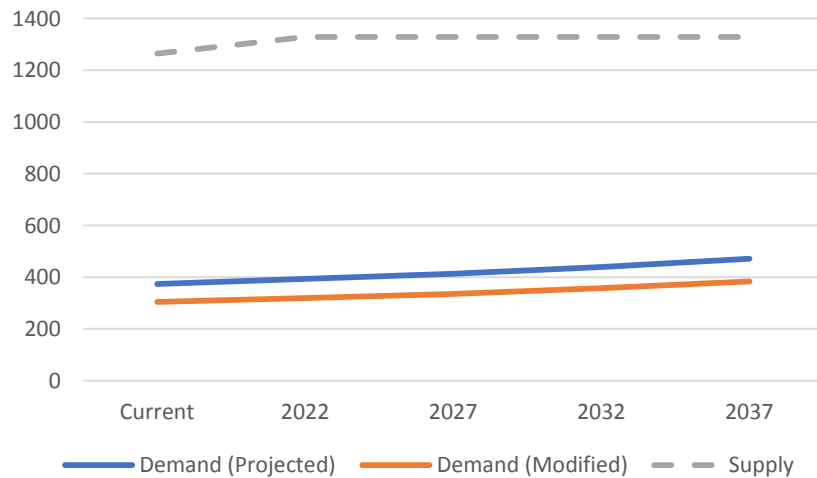
Supported Living - Charnwood



Extra Care - Charnwood



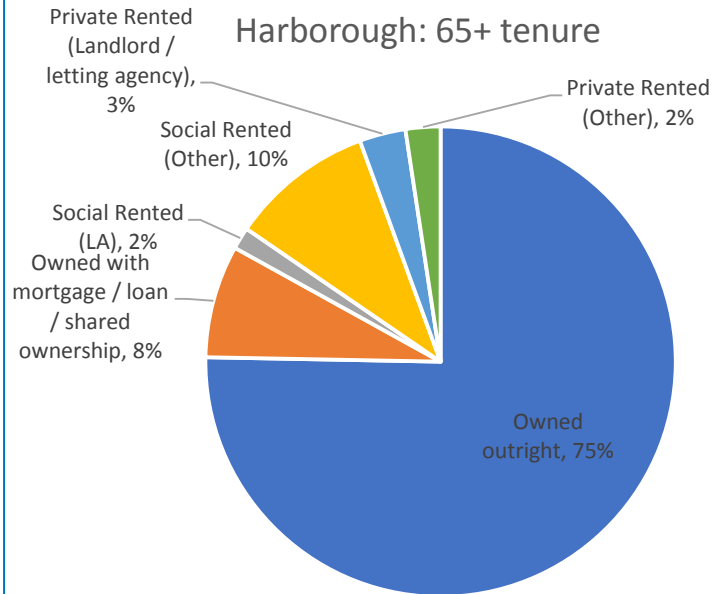
Care Homes (Residential) - Charnwood



District Profile: Harborough

Character

- Rural district with good access to regional and national transport links – M1 / M6/A14, railway access to Market Harborough.
- Large market towns - Market Harborough, Lutterworth
- Large villages of Broughton Astley, Great Glen, Kibworth, Fleckney.
- Borders with Charnwood, Melton, Blaby, Oadby & Wigston, Leicester City, Rutland, Northamptonshire & Warwickshire.



Local Plan

- A new Local Plan for 2011-31 is currently going through examination. (Jan 19 Modifications made by the Planning Inspectorate – one made in relation to specialist housing).
- [Link to Core Strategy](#)
- 12,800 dwellings between 2011-31; of this 8,140 have been built or committed. Includes 2 SDA's at Lutterworth (1,500 homes) and Scaptoft (1,200 homes).
- Local Plan mentions need for specialist housing for older people to 2031 estimated at 63 dwellings per annum (1,267 dwellings over the plan period).
- Also that *'Specialist housing will be sought by the Council on sites delivering more than 100 dwellings that offer a suitable location. Provision of at least 10% of units on sites of 100 or more dwellings would yield approximately 400 specialist housing units throughout the plan period.'*

District Profile: Harborough

Care Home Supply

- 17 registered care homes with 673 beds - LCC commissions at all.
- Older People: 497 residential beds (9 homes), 130 nursing beds (3 homes).
- WAA: 36 residential beds (4 homes), 10 nursing beds (1 home).

Extra Care Supply

- 3 schemes in the district containing 188 units.
- 28 unit scheme in Lutterworth where LCC commissions
- 2 independent schemes in Market Harborough, Welland Place and Elizabeth Place (160 units).
- 85% of all units in independent schemes.

Supported Living

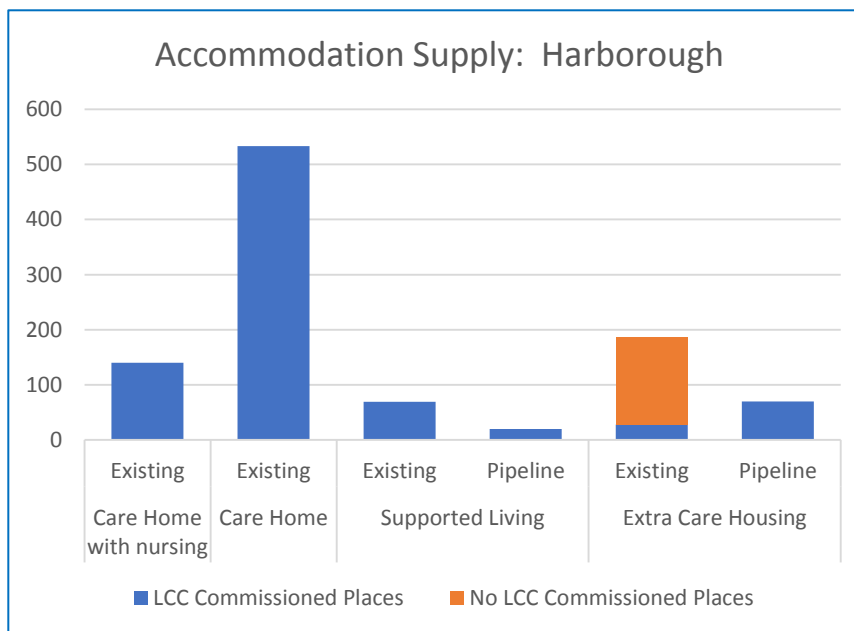
- 18 properties with 69 beds (LCC).
- 20 bed pipeline scheme in development (Brookfields, Great Glen - currently Retirement Housing).
- *3 Care Home properties in consultation to re-provision to Supported Living accommodation.*

Retirement Housing

- 34 retirement housing schemes with a total 899 units.

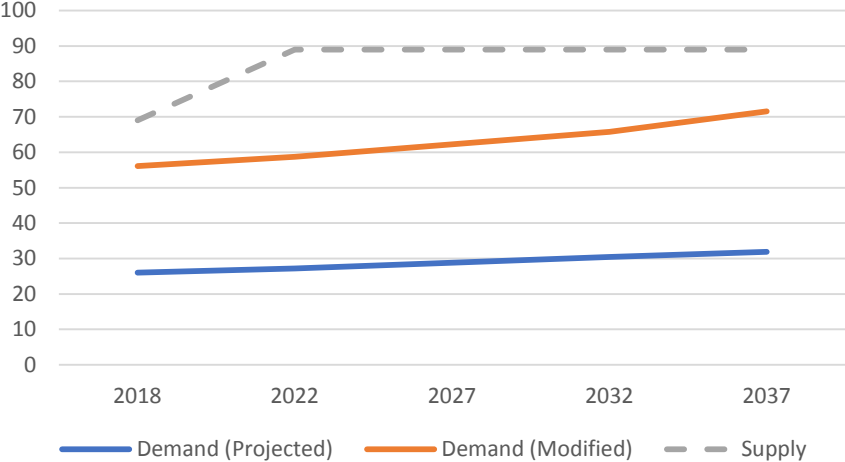
Developments

- A private Extra Care scheme with 58 flats is in development - Elizabeth Place. (McCarthy & Stone).
- Retirement Housing development of 44 flats in development in 2019 (Churchill Retirement Living).
- 3 Care Home properties are in consultation to de-register – 2 homes (9 beds) in consultation to de-register and re-provision to Supported Living, 1 home (10 bed) to be sold and replaced with a new property. Currently included in the figures as Care Home beds.

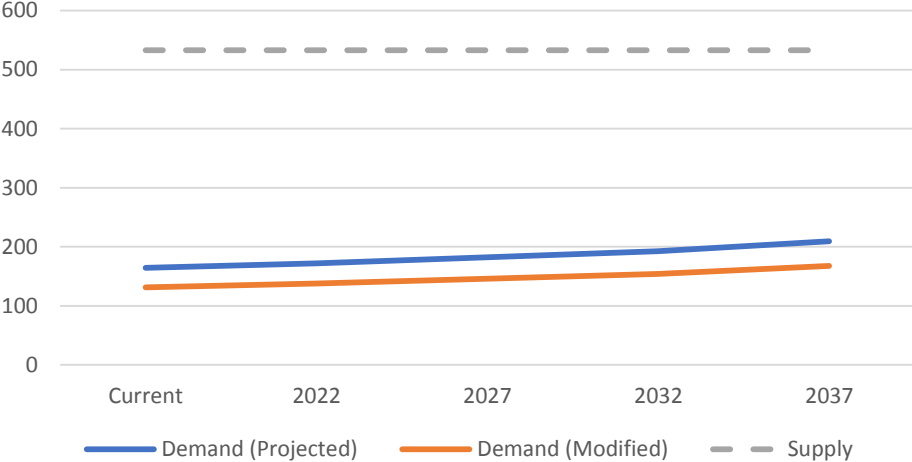


Harborough – Supply vs Demand

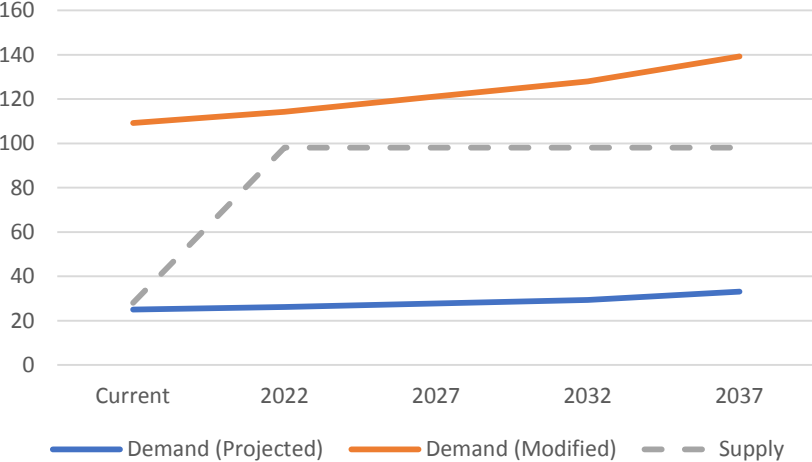
Supported Living - Harborough



Care Homes (Residential) - Harborough



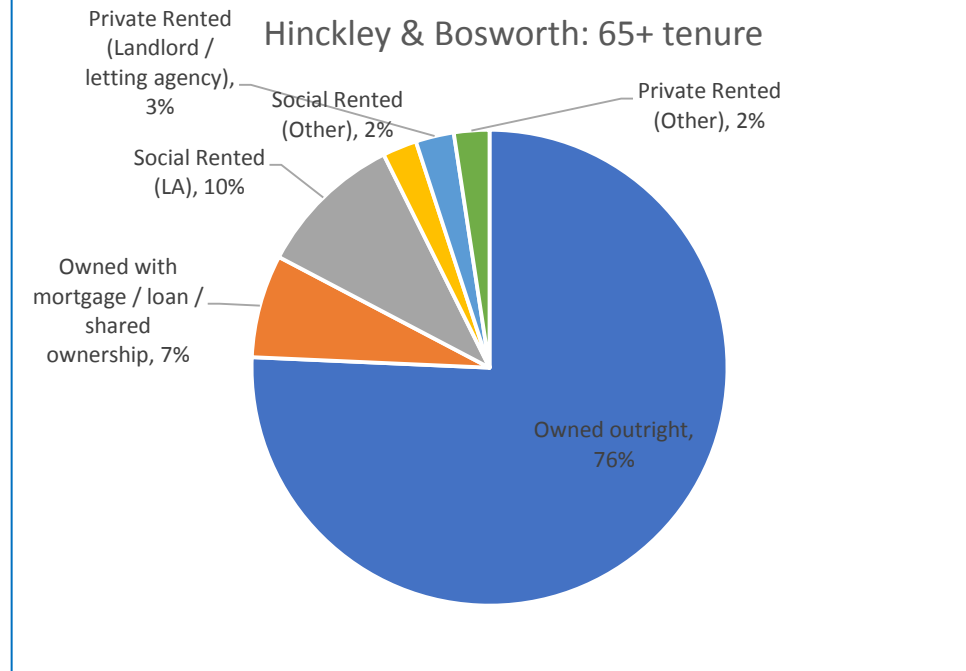
Extra Care - Harborough



District Profile: Hinckley & Bosworth

Character

- Largely rural borough.
- Main urban areas are Hinckley, Burbage, Barwell and Earl Shilton.
- Shares borders with Blaby, Charnwood, NWL, Leicester City & Warwickshire.



Local Plan

- <https://www.hinckley-bosworth.gov.uk/localplan>
- The Local Plan is currently being reviewed.
- Requirement of 9,000 homes to be built in Hinckley & Bosworth between 2006–2026; still a shortfall of 5046 dwellings
- Majority of new homes to be accommodated in and around the Hinckley through sustainable amendments to the settlement boundary and two Sustainable Urban Extensions.
- A proportion will also be distributed to the rural areas of the borough to accommodate their particular development needs
- The Local Plan identifies a shortage of affordable and special needs housing particularly for an ageing population.

District Profile: Hinckley & Bosworth

Care Home Supply

- 26 registered care homes with 745 beds – LCC commissions at all.
- Older People: 601 residential beds (15 homes), 56 nursing beds (2 homes).
- WAA: 55 residential beds (6 homes), 33 nursing beds (3 homes).
- A 70 bed Older Person Care Home (Kingsfield Court – Earl Shilton) is in development.

Extra Care Supply

- 1 independent scheme in the district containing 50 units Ashby Court.
- 100% of all units currently in independent schemes.
- 80 bed pipeline scheme proposed in the district.

Supported Living

- 23 properties with 96 beds (LCC).
- 2 pipeline schemes with total 11 beds (Box Tree Farm, Hays Lane).

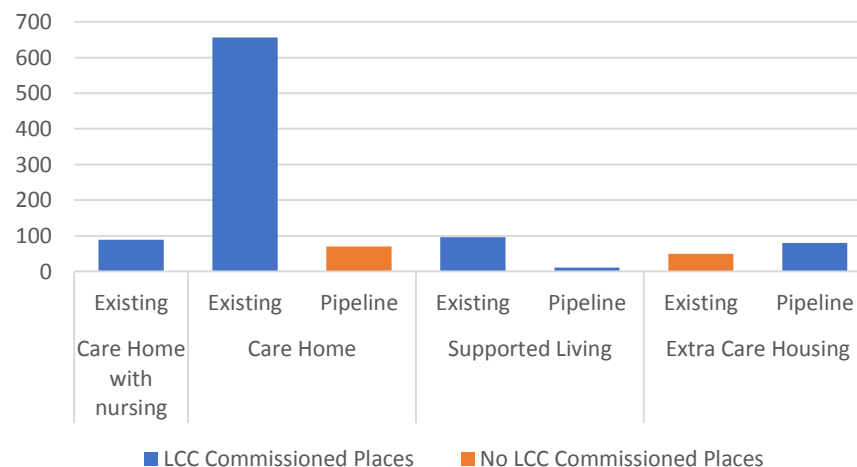
Retirement Housing

- 21 retirement housing schemes with a total 835 units.

Developments

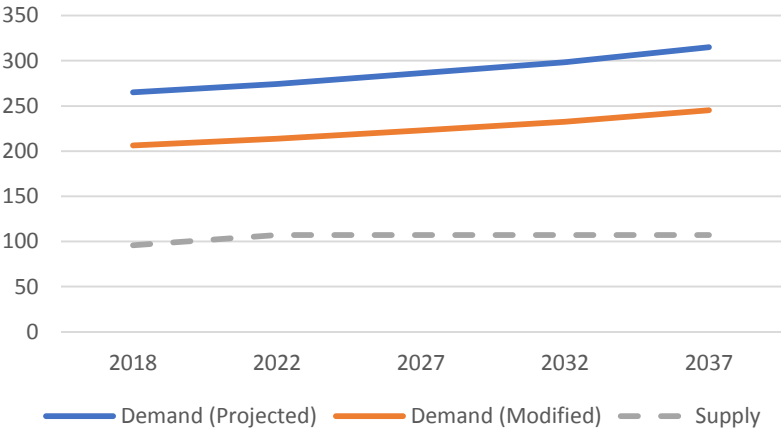
- A 70 bed Older Person Care Home (Kingsfield Court – Earl Shilton) is in development.
- A large development site in Hinckley & Bosworth includes an option for an 80 unit extra care scheme in its later phase (for development/completion in the next 2 years.)
- 2 Supported Living pipeline schemes – 1 x 5 bed LD/Transitions, 1 x 6 bed Mental Health.

Accommodation Supply: Hinckley & Bosworth

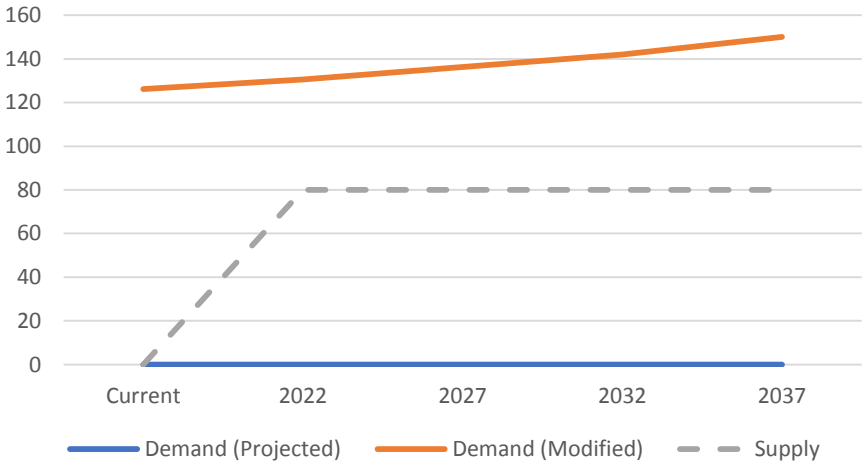


Hinckley & Bosworth – Supply vs Demand

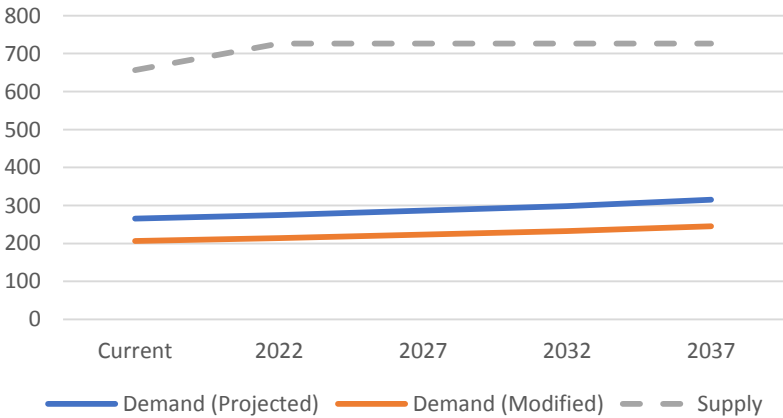
Supported Living: Hinckley & Bosworth



Extra Care: Hinckley & Bosworth



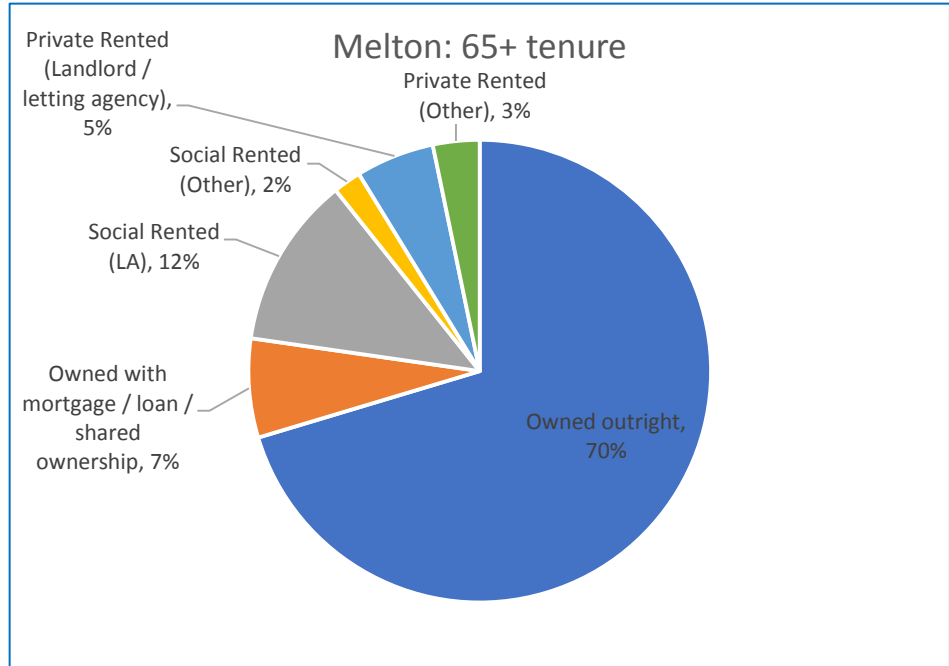
Care Homes (Residential): Hinckley & Bosworth



District Profile: Melton

Character

- Shares borders with Harborough, Charnwood, Rutland, Nottinghamshire & Lincolnshire.
- Main market town of Melton Mowbray; around half of existing housing sited here.
- Rural hinterland with 70 villages across the borough.
- Larger villages include Asfordby, Bottesford, Long Clawson and Waltham on the Wolds
- A roads between Nottingham-Oakham, Leicester-Grantham cross the borough. Railway access at Melton Mowbray & Bottesford.



Local Plan

- 6,125 new homes proposed over the plan period 2011 – 2036.
- 3,981 homes proposed at Melton Mowbray, the remainder in rural areas
- Estimated to be approx. 360 units of specialist accommodation across the Borough, with a significantly higher proportion of the stock in the affordable than the market sector (83% vs. 17%).
- [Local Plan 2011-2036](#)

District Profile: Melton

Care Home Supply

- 10 registered care homes with 394 beds – LCC commissions at all.
- Older People: 261 residential beds (6 homes), 120 nursing beds (2 homes).
- WAA: 13 residential beds (2 homes) – no nursing.

Extra Care Supply

- 2 schemes in the district containing 51 units.
- 1 scheme Gretton Court where LCC can commission (43 units)
- 1 independent scheme Wexford House (8 units).
- 15.7% of all units in independent schemes.

Supported Living

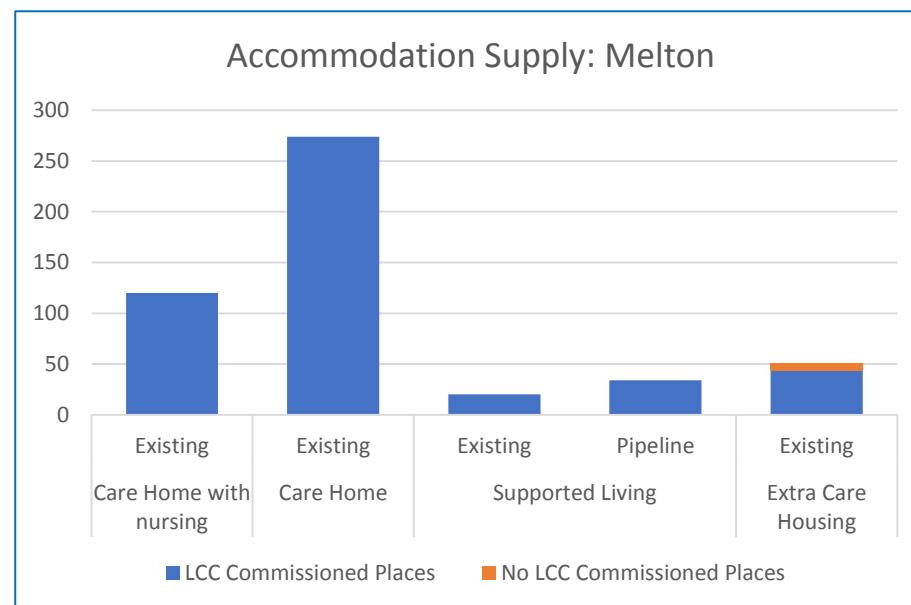
- 5 properties with 20 beds (LCC).
- 2 pipeline schemes with a total of 34 beds.

Retirement Housing

- 30 retirement housing schemes with a total 645 units.

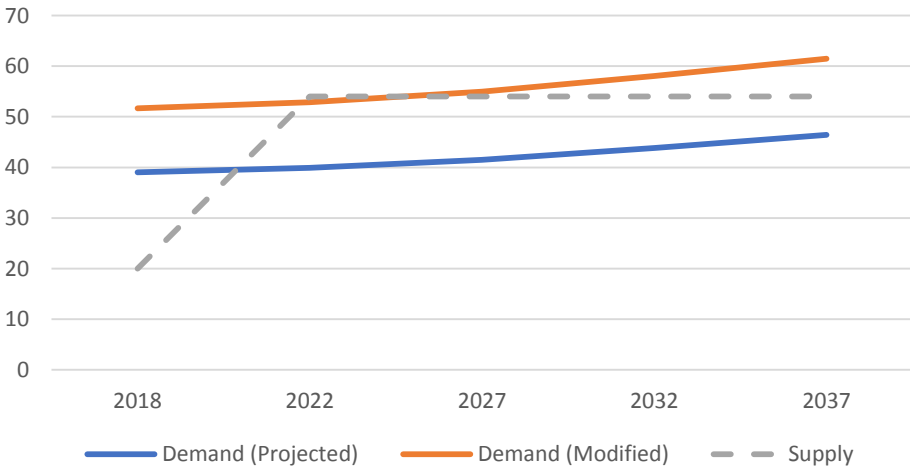
Developments

- Gretton Court in Melton (owned and managed by MBC) was designated as not fit for purpose as an extra care scheme in the longer term. MBC are currently appraising options for an alternative extra care provision in the area.
- 2 pipeline Supported Living schemes (34 beds) – MBC.

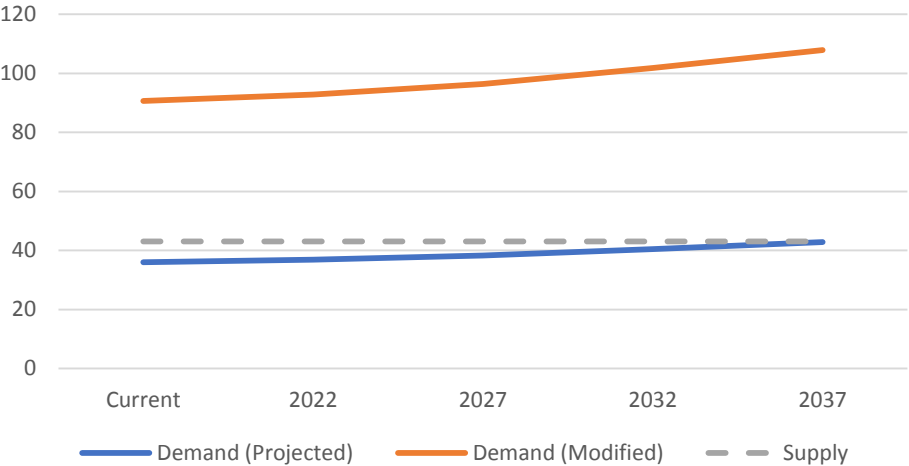


Melton – Supply vs Demand

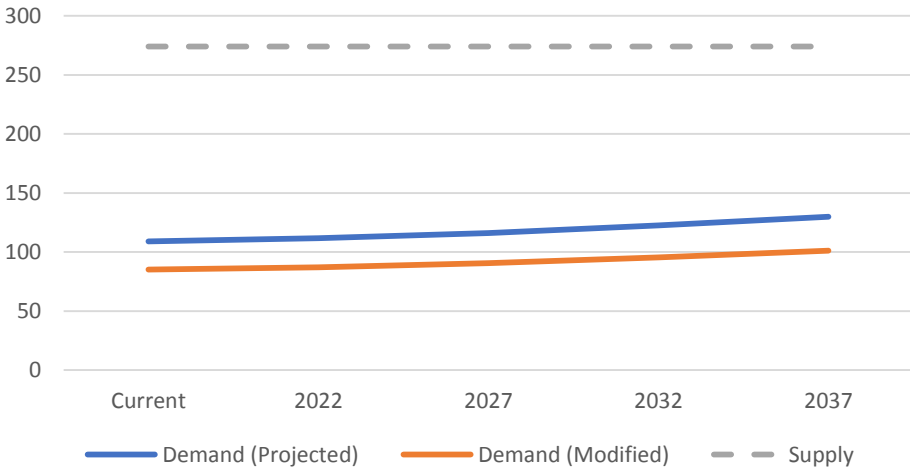
Supported Living: Melton



Extra Care: Melton



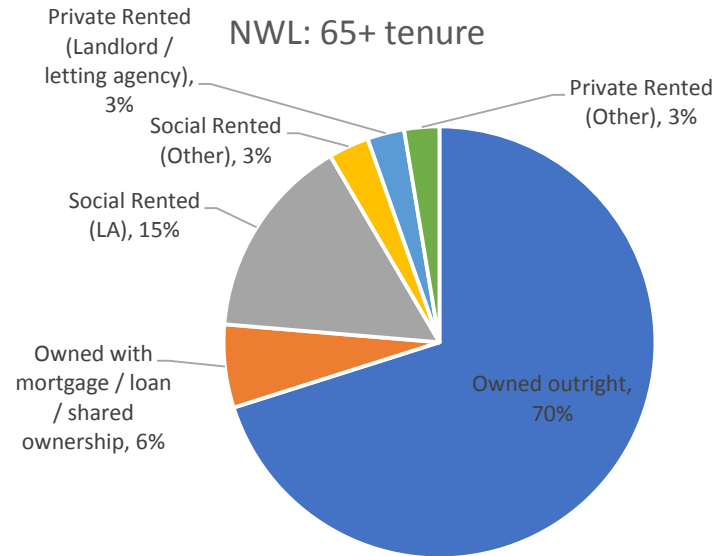
Care Homes (Residential): Melton



District Profile: North West Leicestershire

Character

- Mainly rural district.
- Shares borders with Charnwood, Hinckley & Bosworth, Derbyshire, Nottinghamshire, Staffordshire & Warwickshire.
- Easy access to M1 and M42 Birmingham, Derby, Leicester and Nottingham.
- East Midlands Airport (EMA) in north of the district.
- Main town is Coalville; other key settlements are Ashby, Castle Donington, Ibstock, Kegworth & Measham.



Local Plan

https://www.nwleics.gov.uk/pages/local_plan

- 10,592 dwellings will be developed over the plan period; 7,902 dwellings will be developed by 2031, in addition to the 2,690 which were built from April 2011 to 1 October 2016.
- 3,500 new homes planned for south-east Coalville.
- Land north of Ashby de la Zouch identified as other major site for development (approx. 2,050 dwellings planned in total)
- Developments of 50+ dwellings will provide a proportion suitable for:
 - (a) Occupation by the elderly, including bungalows
 - (b) Occupation or easily adaptable for people with disabilities in accordance with Part M4 (2) of the Building Regulations.

District Profile: North West Leicestershire

Care Home Supply

- 23 registered care homes with 579 beds – LCC commissions at all.
- Older People: 491 residential beds (15 homes), 23 nursing beds (1 home).
- WAA: 65 residential beds (7 homes) – no nursing.

Extra Care Supply

- There are currently no Extra Care schemes in North West Leicestershire.
- EMH group have planning permission for an extra care scheme at Ashby (details not known).

Supported Living

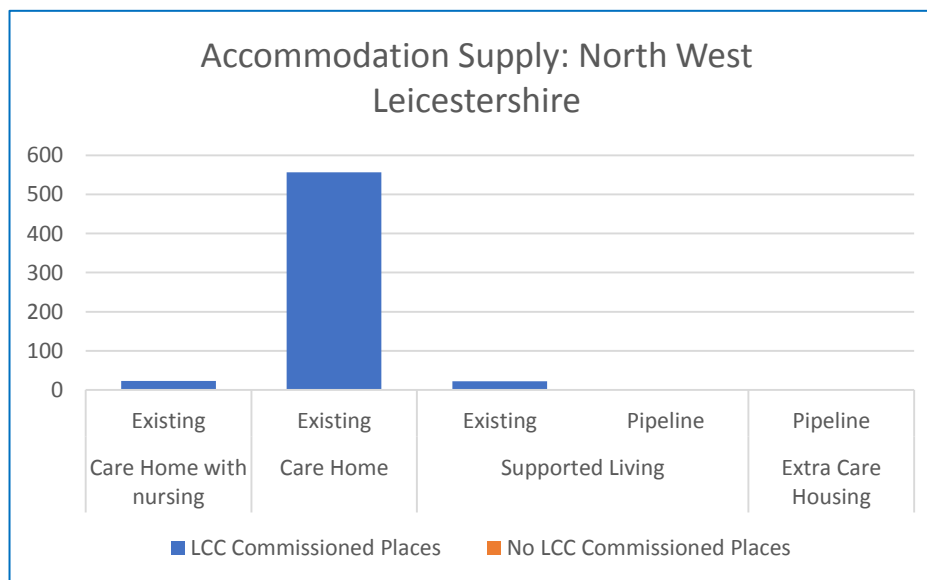
- 4 properties with 22 beds (LCC).

Retirement Housing

- 1,392 units in 59 schemes.

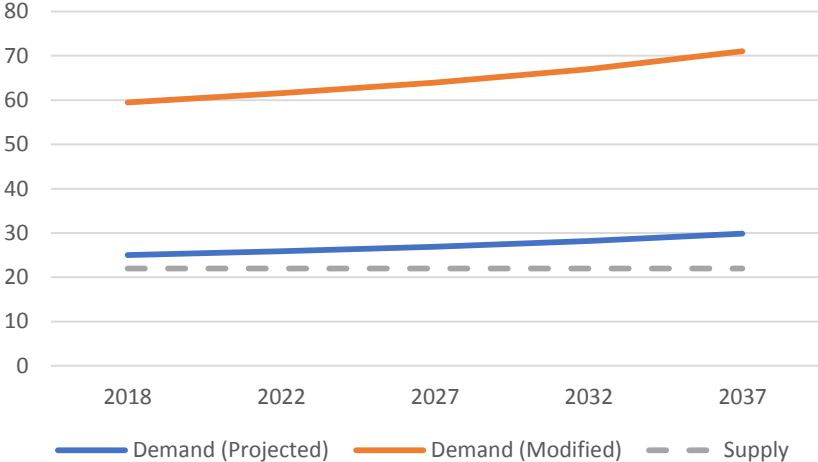
Developments

- Full planning permission has been granted for an Extra Care scheme (number of units not known) at Money Hill, Ashby-de-la-Zouch by EMH Group.

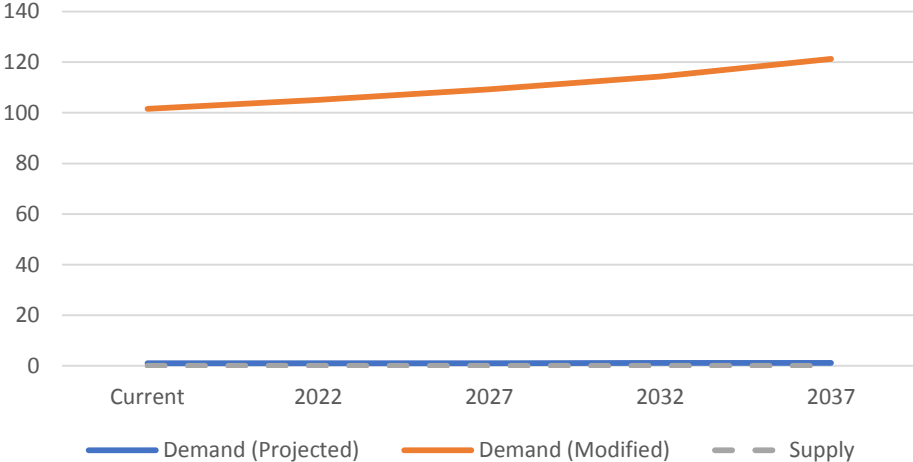


North West Leicestershire – Supply vs Demand

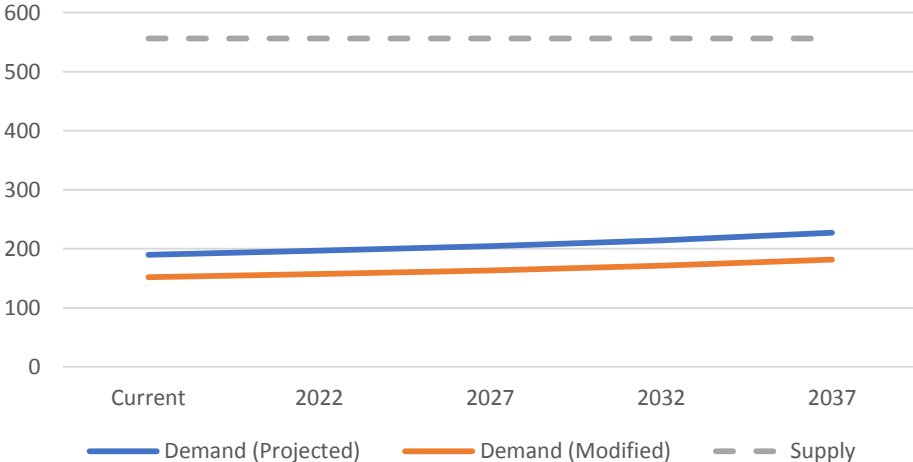
Supported Living: NWL



Extra Care: NWL



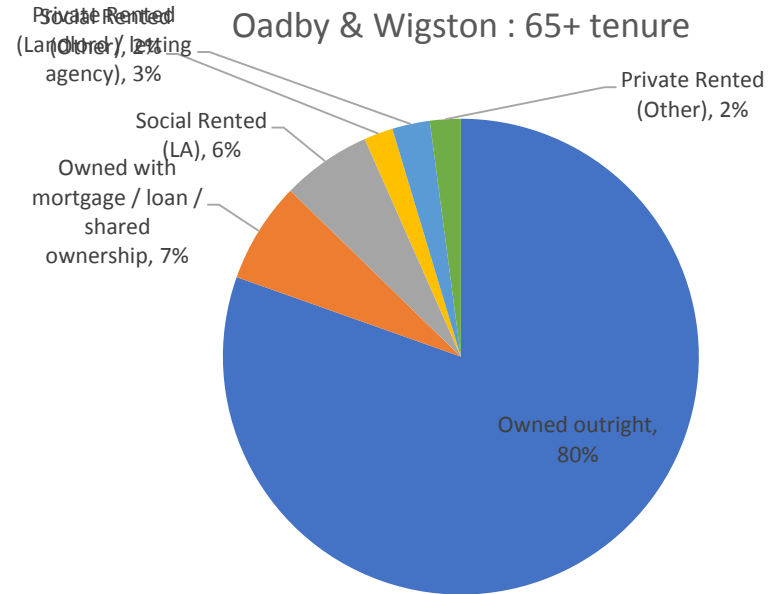
Care Homes (Residential): NWL



District Profile: Oadby & Wigston

Character

- Relatively small, compact and mainly urban Borough with three key settlements (Oadby, Wigston and South Wigston).
- Shares boundaries with Leicester City, Blaby District and Harborough District.
- The urban area of the Borough sits within the area known as the Leicester Principal Urban Area (PUA).
- Poor access to main arterial routes; the Borough is crossed by three main transport routes that serve the City of Leicester. Rail access at South Wigston.



Local Plan

- New Local Plan covers period between 2011-31, https://www.oadby-wigston.gov.uk/pages/new_local_plan
- Provision for 2,960 new additional homes between 2011 and 2031 (1,614 between 2017 and 2031.)
- Approximately 300 new additional homes will be provided at the Stoughton Grange Direction for Growth Area, 400 new additional homes at the Cottage Farm Direction for Growth Area, and up to 1,350 at the Wigston Direction for Growth Area.
- *The Council will support 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.*

District Profile: Oadby & Wigston

Care Home Supply

- 20 registered care homes with 612 beds.
- Older People: 487 residential beds (12 homes), 85 nursing beds (2 homes).
- WAA: 28 residential beds (4 homes), 8 nursing beds (1 home)
- Also 1 WAA care homes (4 residential beds) where LCC do not currently commission.

Extra Care Supply

- Saffron Court is the only Extra Care scheme in the borough, containing 28 units.
- 100% of all units in independent schemes.

Supported Living

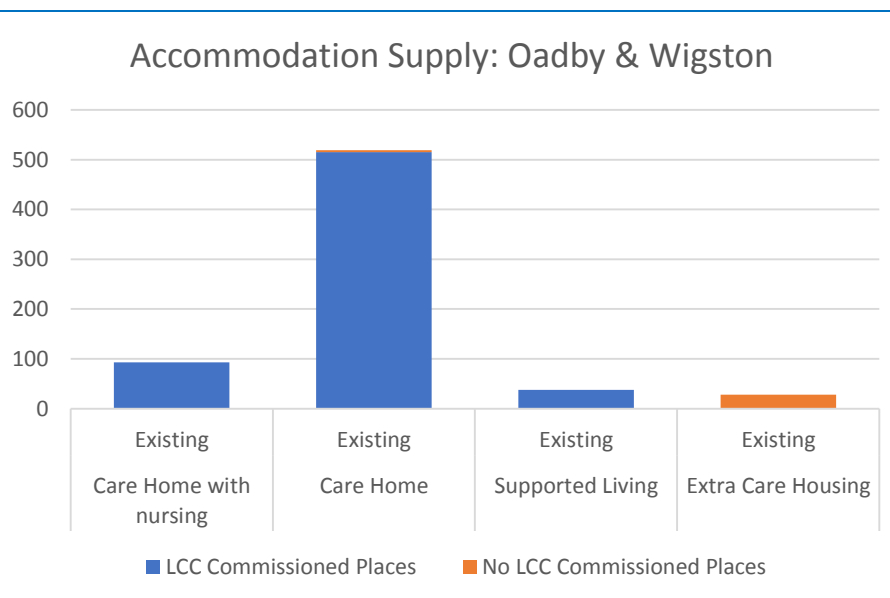
- 10 properties with 38 beds (LCC).

Retirement Housing

- 15 retirement housing schemes with a total of 480 beds.

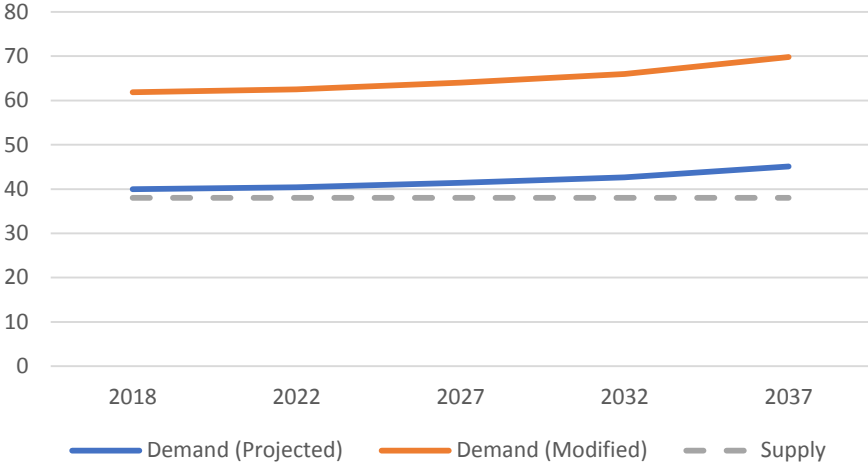
Developments

- No pipeline schemes identified.

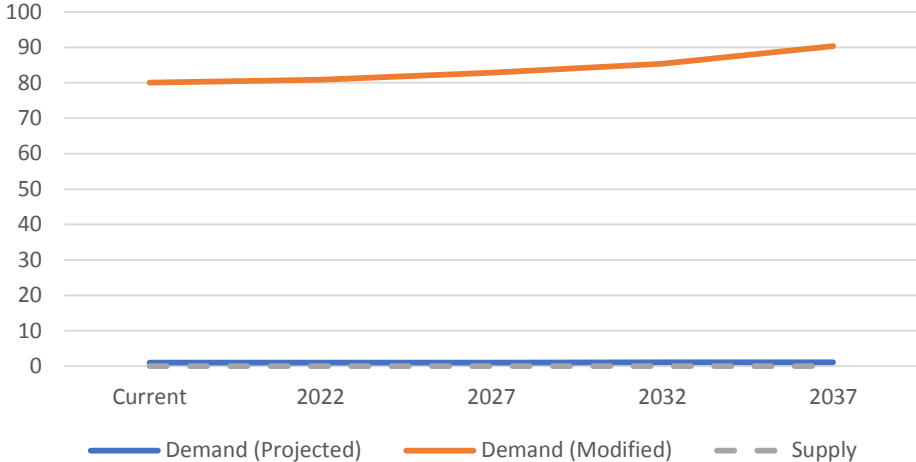


Oadby & Wigston – Supply vs Demand

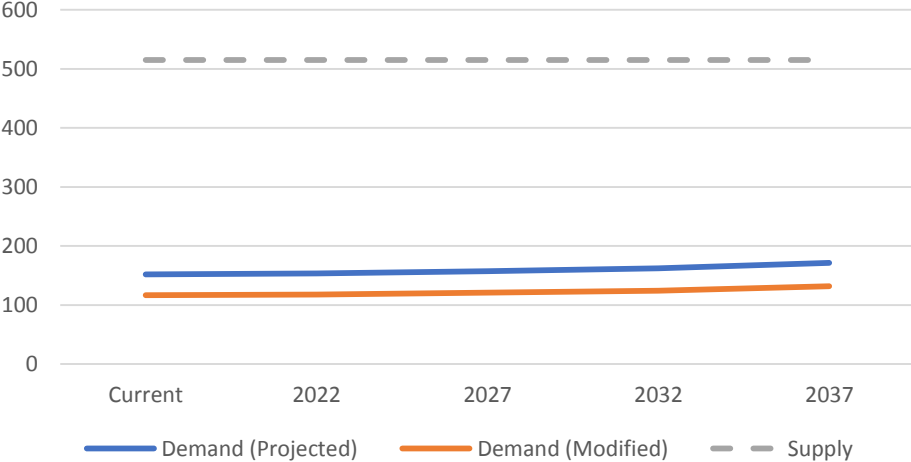
Supported Living: Oadby & Wigston



Extra Care: Oadby & Wigston



Care Homes (Residential): Oadby & Wigston



- Comments and contributions on the approach welcomed
- Cabinet approval in June 2019
- Publication of prospectus in summer 2019 with annual refresh

- Proceed with the development of year 1 priorities:
 - Extra Care
 - Supported Living
 - Dementia facility
 - Transitions accommodation

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