DRAFT

Social Care Accommodation Development Plan and Investment Prospectus

2019- 2037

Appendix

About this document:

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.

Our ambition is 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.

This document is split into two sections. The first sets out the Council's ambition for increasing the supply of Social Care Accommodation in Leicestershire. It provides the local and national context for doing things differently and explains how the work will be progressed through us developing accommodation ourselves, enabling others to do so using investment or procurement methods, and by facilitating the accommodation we need in the wider market. The second section is the first iteration of our investment prospectus. This gives a breakdown of the current supply and demand of social care accommodation across Leicestershire and highlights where we have gaps in provision and are seeking solutions. This iteration only contains data relevant to Adult Social Care services but it is intended that future iterations will contain information relating to Children's services and Health.

This document is aimed at:

- Our key partners such as district councils and the NHS
- People planning their future housing and care and support needs
- Providers and developers.

What do we mean by Social Care Accommodation?

Leicestershire County Council

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 Supported Living schemes typically mean flats incorporating around 12 homes, although this can vary depending on the needs of the individuals the scheme is intended to provide for.

Although the Council is a major commissioner of services, 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 HEDNA estimates a need for an additional 9,460 specialist dwellings for older persons in Leicestershire over the 2011-36 period. Older people tend to prefer to be supported in their own home so there is considerable demand for mainstream housing that is suitable and attractive for older people. The Last Time Buyer: Housing and Finance for an ageing society suggests a range of national initiatives that are needed 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 therefore want to encourage developers to build mainstream homes that are suitable for and attractive to older people as part of new residential developments. These are typically bungalows or larger apartments with 2 or 3 bedrooms and serviced outdoor areas.

Access to services and the risk of social isolation can be a problem; therefore 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%), males (82%), non-white British (94%). 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%).

Characteristics of Social Care Accommodation Schemes:

Leicestershire County Council

Below is a summary of the main characteristics of social care accommodation schemes:

Characteristic	Extra Care Scheme	Supported Living Scheme
Self-contained one or two bedroom apartments or bungalows as part of a wider scheme	Yes	Yes
Available to eligible people under the Care Act	Yes	Yes
Available to people with no eligible needs under the Care Act	Yes	No
Unplanned care available to meet urgent care needs	Yes	Yes
24/7 onsite response to unplanned or urgent care needs	Yes	Maybe
Communal facilities for activities to promote social inclusion and wellbeing	Yes	Yes
People will be tenants or owner occupiers responsible for their housing and living costs	Yes	Yes
Provision of respite care	Maybe	No
Equipped with assistive technology to promote independence and meet needs	Yes	Yes
A community hub providing a base for activities, facilities and services for the local community	Yes	Maybe
Links to volunteering, employment, training or leisure activities.	Yes	Yes
Intermediate care / assessment / reablement facilities	Maybe	Maybe

Local Priorities and Context:

Leicestershire County Council

There are several strategies within Leicestershire that this document will link to, form the evidence base for and support.

In its strategic plan for 2018-22 the County Council set five strategic outcomes that present a vision for Leicestershire and its people. One of the strategic outcomes is that "Leicestershire has a choice of quality homes that people can afford" with three supporting outcomes:

- Leicestershire has the right number and type of homes in the right places to meet needs and support economic growth
- There is enough suitable housing to support independence for those with social care needs
- Development does not have a negative impact on the environment and health and wellbeing of existing communities

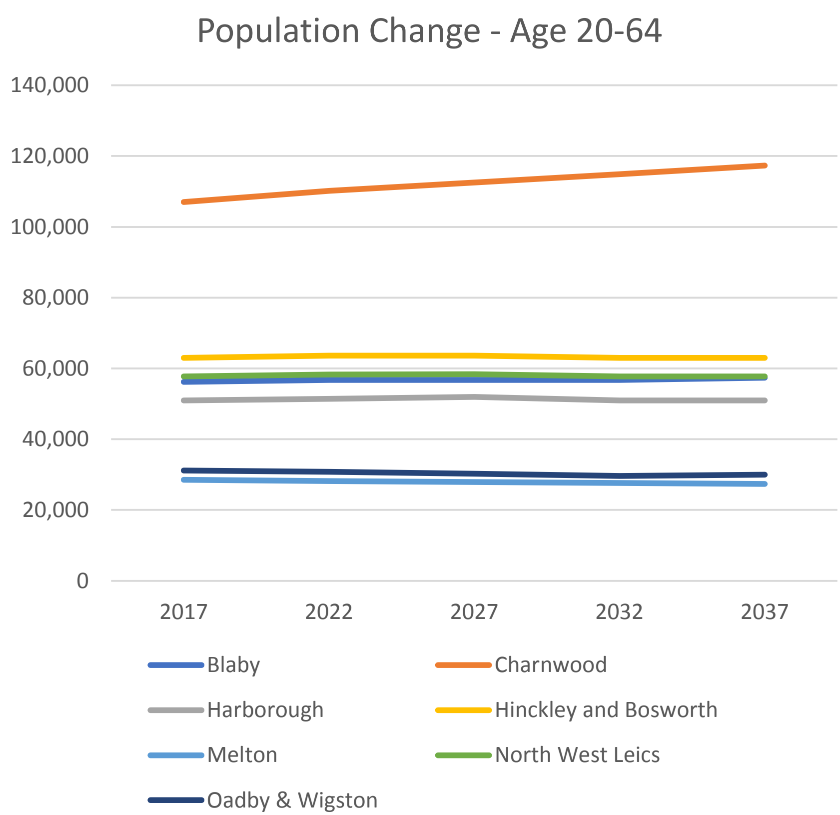
The most relevant social care strategies are *Adult Social Care: Accommodation Strategy for Older People 2016-2026* and the *Accommodation Strategy for Working Age Adults 2017 – 2022*. These both set the clear strategic aim of reducing reliance on institutional forms of care and promoting independence. They were developed with a wide range of stakeholders and contain the voices of local residents.

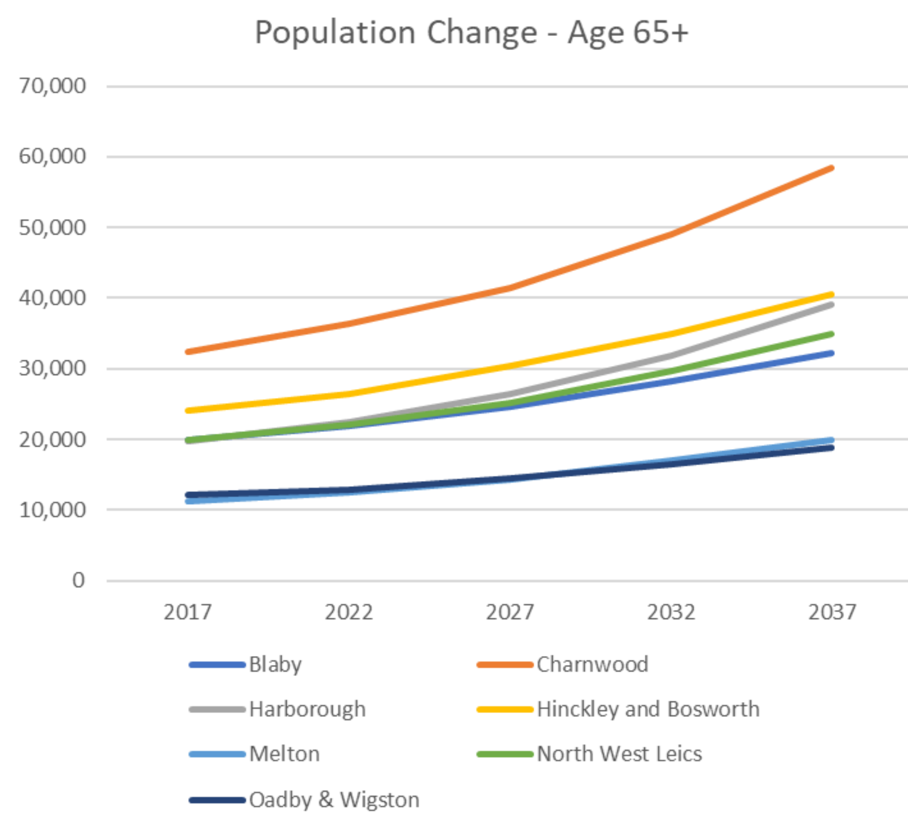
Transforming Care for People with a Learning Disability; The Next Steps, aims to see those with a learning disability and/or autism and/or mental health issues (including those with behaviour that challenges) in hospital settings transferred into community settings. In 2015, NHS England committed, via 'Building the Right Support', to closing inappropriate and outmoded inpatient facilities and establishing stronger support in the community. This plan supports this principle and supports the work of the Leicestershire Transforming Care Partnership.

Population – Projections to 2037

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.

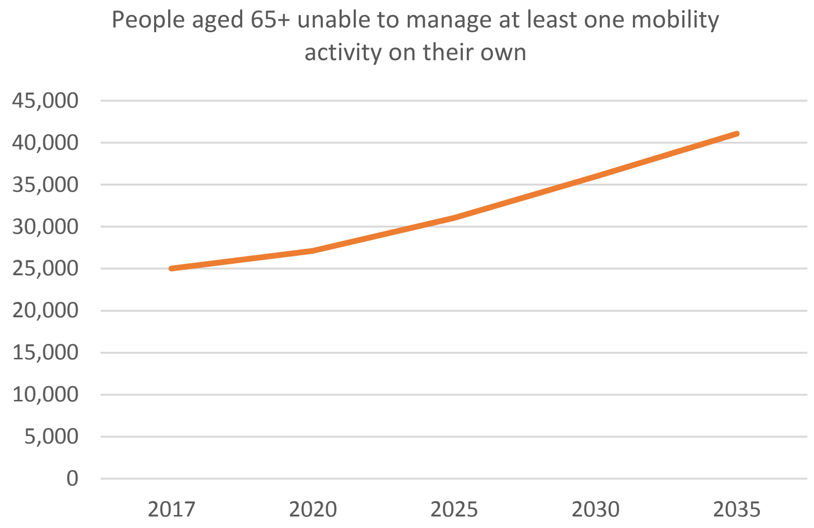
Charnwood is projected to experience the highest level of population growth with an increase of 20.8%. All Leicestershire districts are projected to increase their population at a higher rate than the East Midlands and England, except for Melton and Oadby and Wigston. Charnwood population growth is significantly 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.





Demand – Older Adults

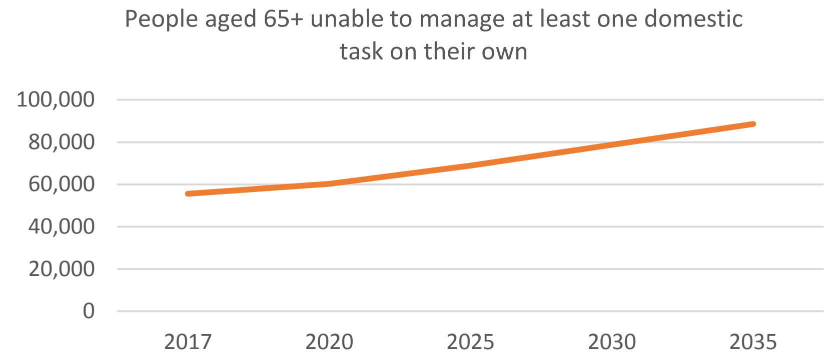
Mobility



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.

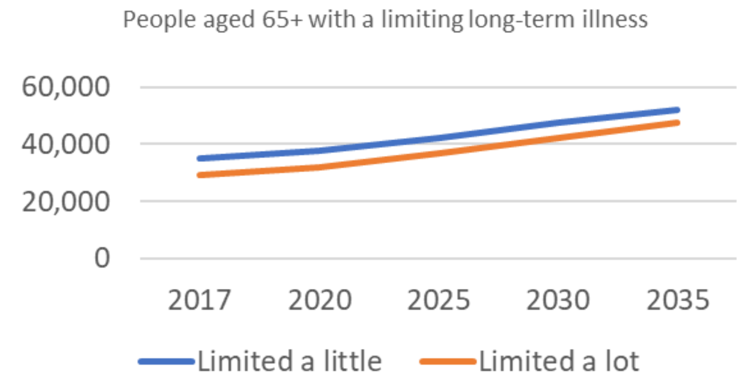
This includes activities such as: going outdoors and walking down the road; getting up and down stairs; getting around the house; getting to the toilet; getting in and out of bed.

Managing Domestic Tasks



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.

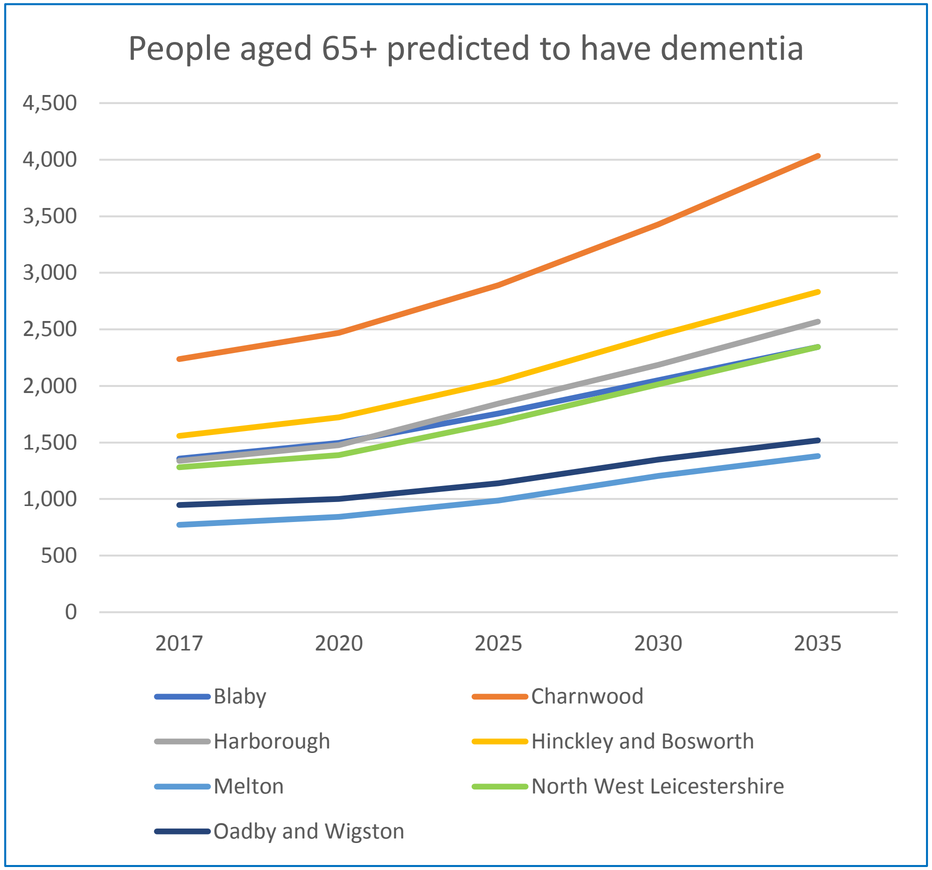
People aged 65+ with a limiting long-term illness



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

Dementia Prevalence

Leicestershire County Council



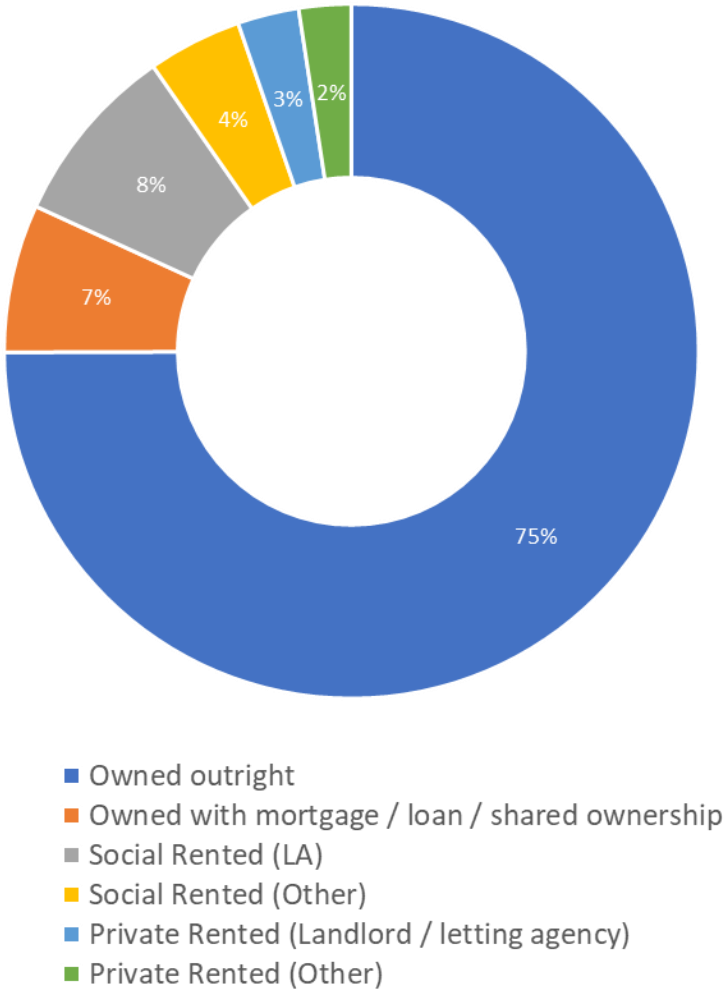
- There are currently 9,458 people in Leicestershire aged 65+ predicted to have dementia.
- This number is expected to rise by 80% to 17,028 by 2035. (POPPI)

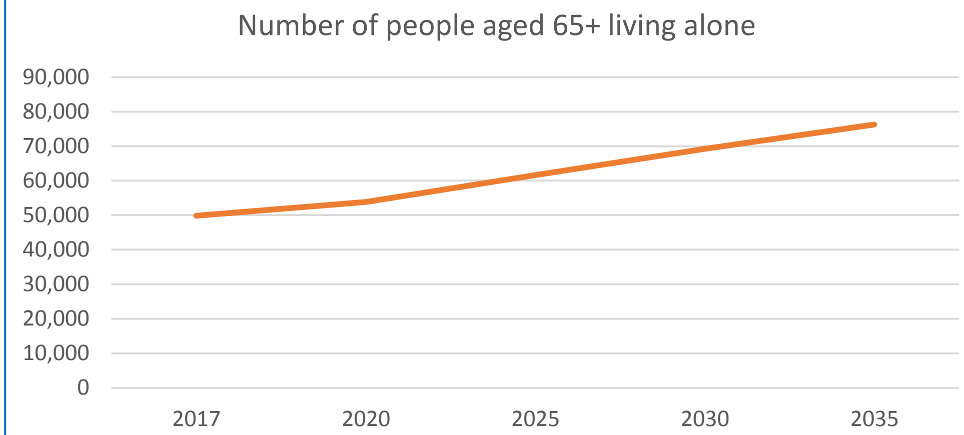
- 1 in every 14 of the population over 65 years has dementia. (LLR Dementia Strategy).
- In Leicestershire there is a 4.3% prevalence rate of dementia in 65+ based on % of practice register (JSNA dashboard.
- The national estimate of the percentage of people in care homes with dementia is 80%.
- Local data snapshot. In December 2018, there were 1,020 people aged 65+ with a diagnosis of dementia in LCC funded care home placements – 57% of all 65+ care home placements.

Links

- POPPI – dementia statistics
- Kings Fund – dementia friendly homes design checking list
- Build Guidance

Countywide – 65+ Tenure & Household Type





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%).

The 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.

Aims of the Social Care Accommodation Plan

The Social Care accommodation development plan has five key aims:

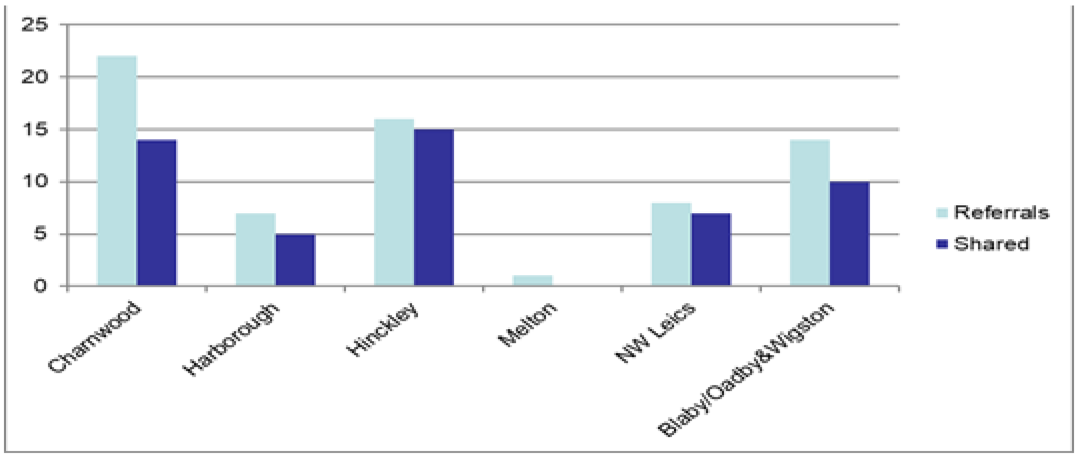
Aim	What this means
Improve service user outcome	Support Adult Social Care vision and strategies by promoting independence and avoiding long term institutional care by having a range of more suitable options available. Accommodation will be to a good standard, in the required location with support provided by registered providers.
Shape the market and ensure capacity	The Council is seeking to have greater control of the design of property use for social care accommodation and to influence the most suitable locations based on local intelligence. It will 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.
Contain demand growth	The Council aims to manage the demand for social care by delaying and reducing the need through having a greater influence over the development of the care market to ensure it has the right mix of services to meet local demographic need
Contain cost pressures	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.
Generate income	Get a return on Investment and therefore generate income to offset challenges of austerity on available budgets.

Demand – Working Age Adults

There are an estimated 36,100 children and young people living with a long standing illness or disability, including Special Educational Needs (SEN); 16,816 of whom are known to schools and the Local Authority (LA). There are also around 3,000 disabled adults under 65 in the County, in receipt of support from adult social care in Leicestershire.

There is an average of 20 referrals a month to the Council's pathway to supported living service with the largest proportion of referrals coming from people currently living within the family home. However, the Council has set an ambitious program as part of its Target Operating Model work to enable over a third of the current population in residential care to move into more independent living within the next 2 years. On average the wait time from referral to rehousing is 12 months, although some people are waiting considerably longer.

The chart below shows referral by district and the number of individuals who are seeking shared accommodation. Although the highest demand is within Charnwood and Hinckley, individuals may consider accommodation outside of that area where the accommodation offer is attractive to them and parent/carers.



In 2017 only 37.0% of Leicestershire's adults who were in contact with secondary mental health services and on a Care Programme Approach (CPA) lived in stable and appropriate accommodation - significantly lower than England's 54.0%.

Service User / Carer Feedback:

- Individuals who had moved into supported living found it a positive step
- Many had found difficulties in being able to understand information provided by and to communicate with, housing providers and landlords
- Individuals found the format of information provided and complaint procedures hard to follow
- Some had experienced difficulties from neighbours and in the community
- Families often felt nervousness around a move to supported living for their loved one

Supply - Residential Care

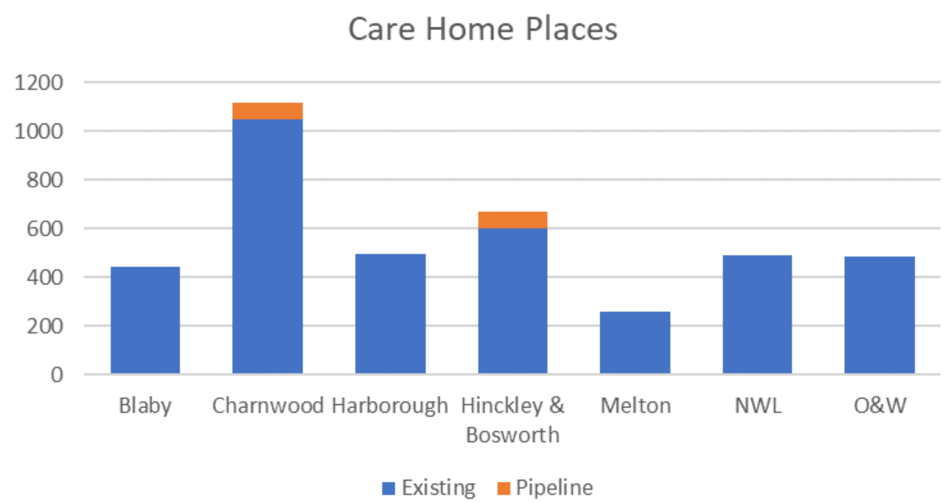
In May 2018, there were a total of 2,306 placements in Leicestershire. The majority of placements were in residential care (1,962 placements, 85% of the total) compared with nursing acre (358 placements, 15%). Placements are also much more likely to be permanent; 91% were permanent compared with 9% that were temporary. Residential placements also exhibited a higher average unit cost.

The majority of placements were for people aged 65 and over, compared with younger adults; 77% of all placements were for people aged 65 and over, compared with just 23% for adults aged 18-64. However, placements for younger adults had a much higher average unit cost; £1,111 compared with £584 for those aged 65 and over. Placements for younger adults were more likely to be temporary compared to those for service users aged 65 and over; 20% of all placements for 18-64 year olds were temporary compared with just 6% of placements for the 65 and over age band.

- 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**

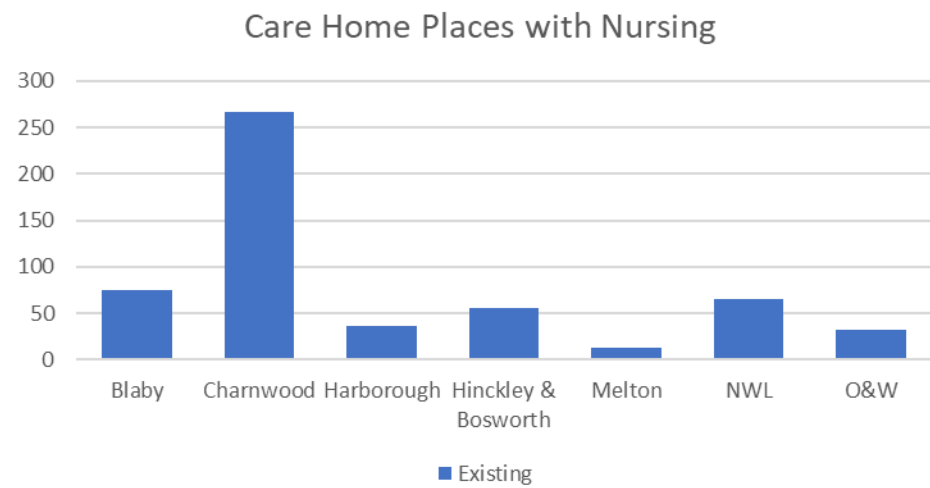


Supply - Nursing Care

Leicestershire County Council

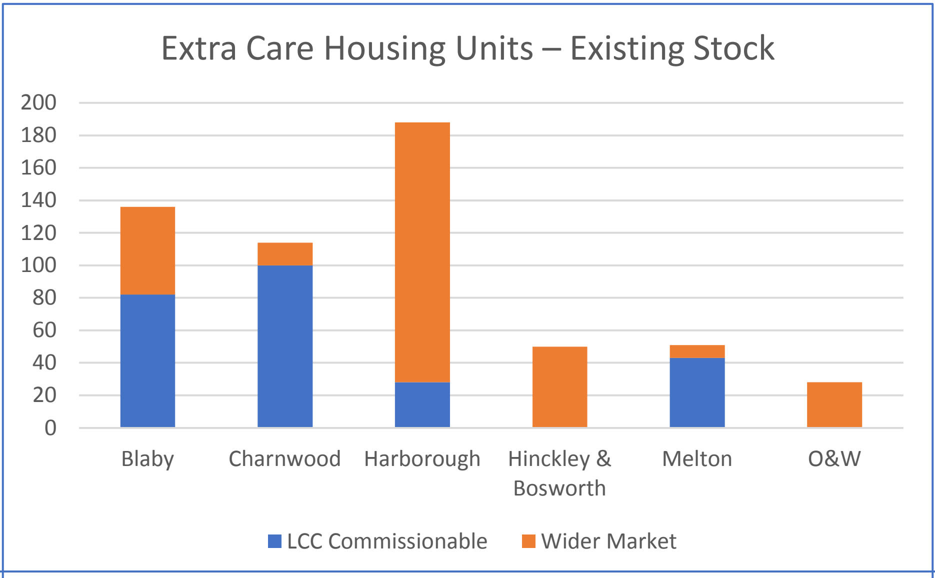
Care Homes with Nursing

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**



Supply – Older Adults:

The 2017 Strategic Housing Market Area Assessment (SHMAA) notes that at present it is estimated that there are just under 6,700 units of specialist accommodation across the Housing Market Area (Leicester and Leicestershire). This is equivalent to 92 units per 1,000 people aged 75 and over. The analysis shows a significantly higher proportion of the stock is in the affordable sector rather than the market sector (76% vs. 24%). As noted above, over 75% of over 65s are home owners and there is a gap in this market despite growth in this area since 2015. In the last 4 years, 3 new schemes providing 170 units have been developed, representing 30% of the total extra care units.



Future Supply

A scheme is being developed by East Midlands Housing (at risk) at Ashby (North West Leicestershire), 60 units.
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 Lubbesthorpe SDA (Blaby) and the Lutterworth SDA (Harborough).

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.

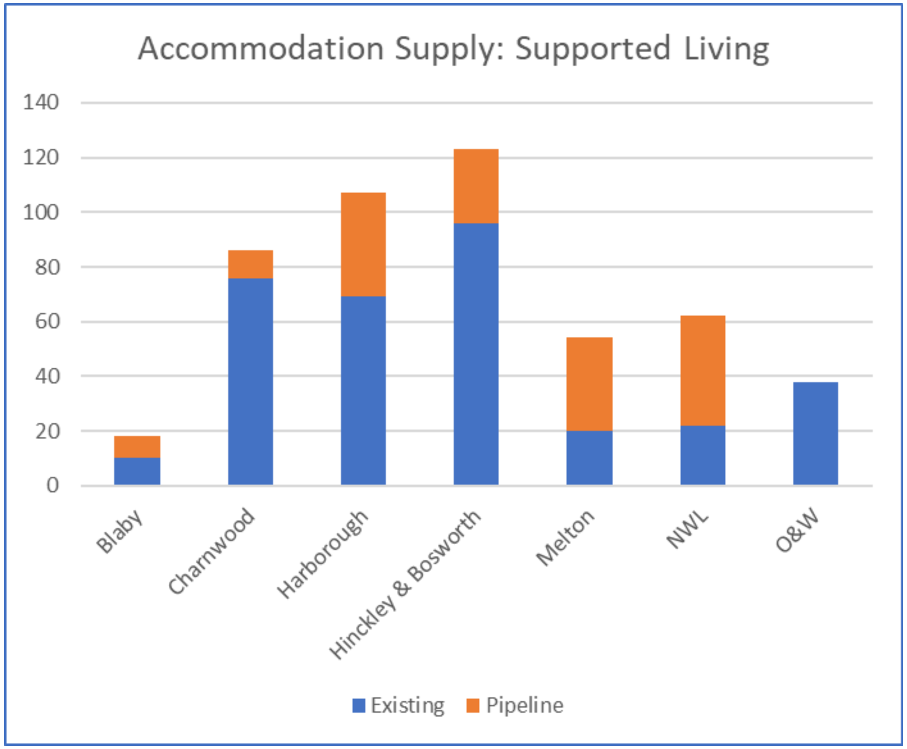
Supply – Working Age Adults:

There are 19 providers of Supported Living in Leicestershire (CQC website) and 78 properties that LCC has nomination rights to. These figures include rooms available within shared houses that are increasingly unable to meet the expectation of people and will need to be re-provided over the coming years.

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

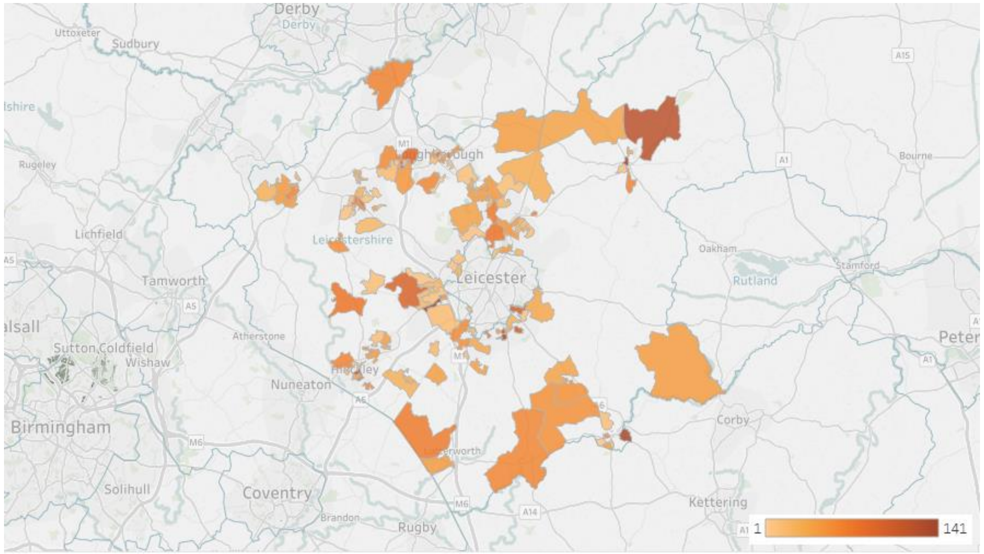
Future Supply

- 14 schemes in pipeline (157 beds if all go ahead).
- In addition to this 3 Care Homes in consultation to de-register and re-provision as Supported Living properties.

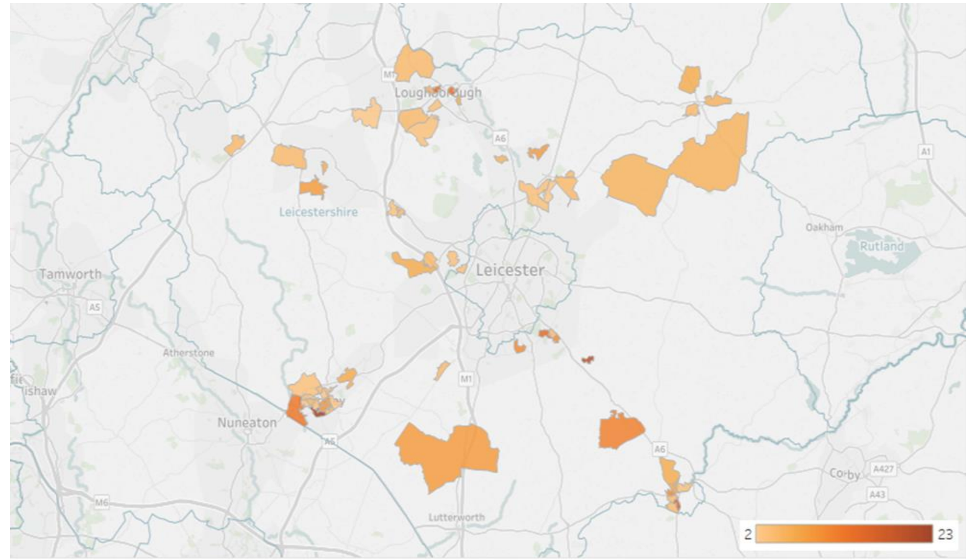


Supply (cont)

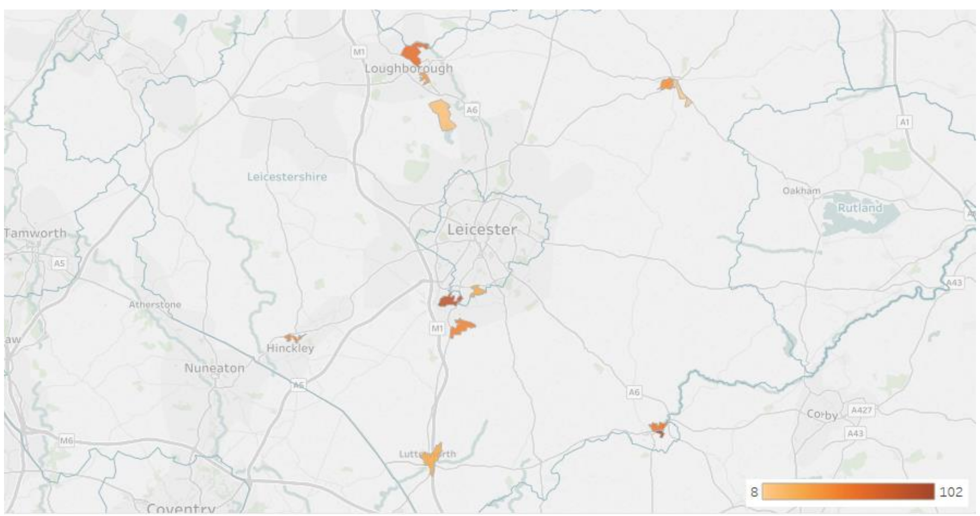
Care Homes



Supported Living



Extra Care



These heat maps show the geographical distribution of social care accommodation scheme types across Leicestershire. These have been mapped at Lower Super Output Area.

IDENTIFIED GAPS

Using population figures in conjunction with the strategic intention to reduce the use of residential care it is estimated that by 2037 a further 750 units of supported living and 1200 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.

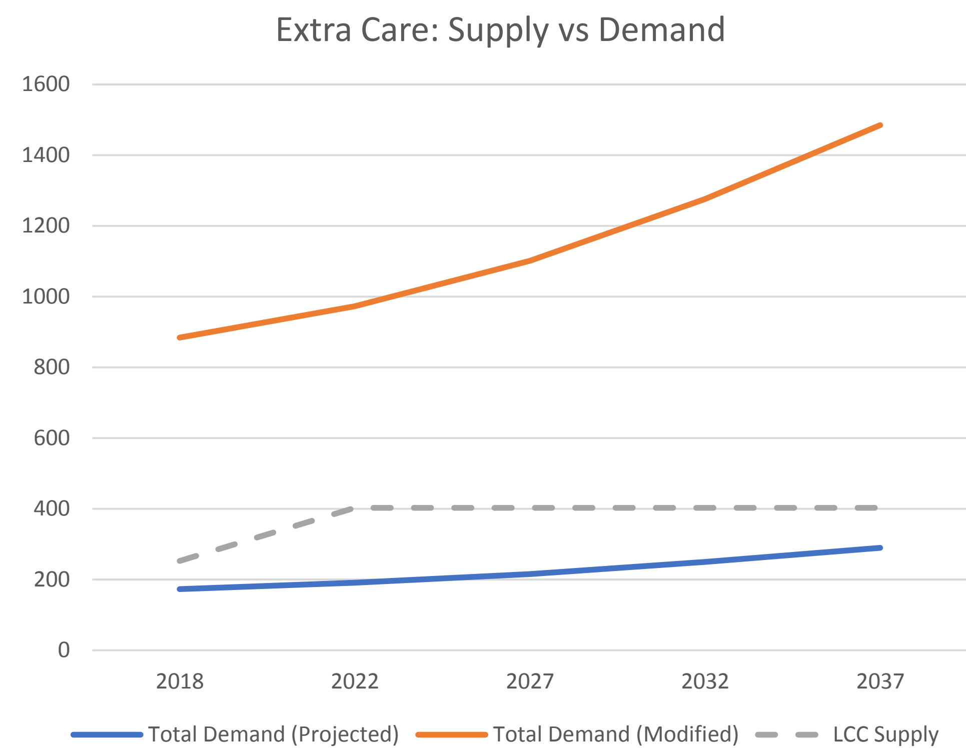
In addition to general Supported Living Leicestershire requires the provision of specialist units that can accommodate individuals with more complex needs such as those leaving long stay hospital. These schemes will each provide for about 4 individuals and we would like to see 4 more schemes of this nature developed by 2022 providing a further 16 units of accommodation.

Another sub-category of need identified within supported living is that of 'transitional accommodation'. 16 of the 85 referrals received by the Councils' Pathway to Supported Living team are for young people (aged 17-18). 12 of these individuals have a learning disability, 3 require mental health support needs and 1 has a physical disability. The growing need is for transitional accommodation that can support young people with Emotional and Behaviour Difficulties. 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 1 scheme per year over the next 5 years that provides accommodation for around 6 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. Whilst the market is currently developing this, it is often at a high cost to the Council, driven by providers' high borrowing costs and profit requirement. 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 explore models where these types of units can be included within wider Extra Care schemes or Residential Care.

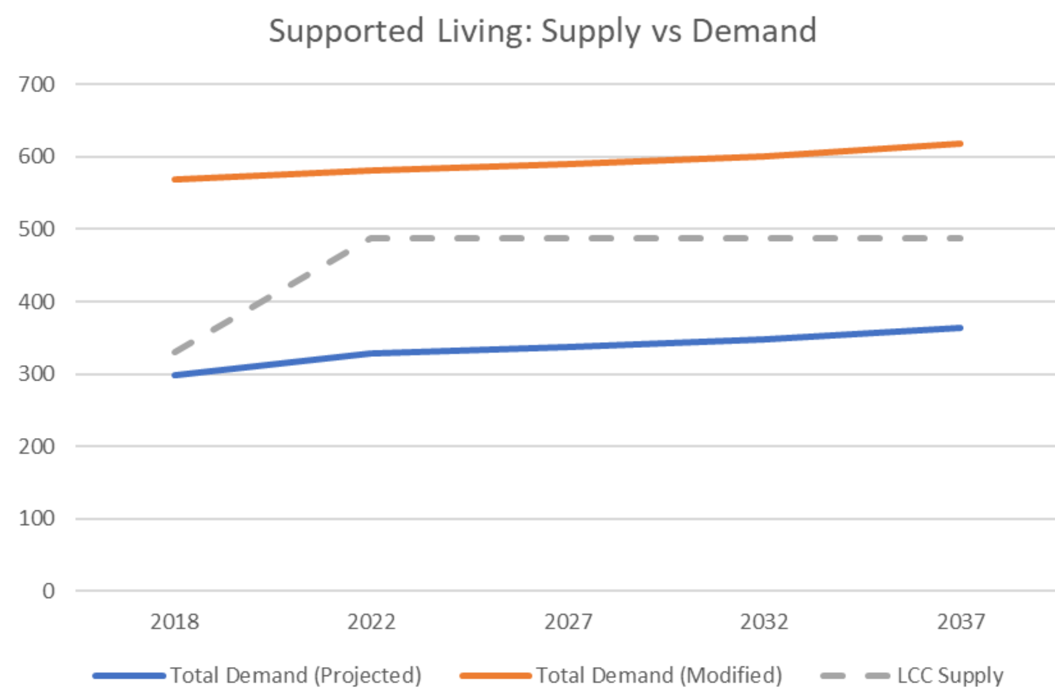
The gap - Extra Care



	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 an 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.

The gap – Supported Living



	2018	2022	2027	2032	2037
Total Demand (Projected)	299	328	337	348	363
Total Demand (Modified)	569	580	591	601	619
LCC Supply	331	488	488	488	488
Gap between Supply and Modified Demand	-238	-92	-103	-113	-131

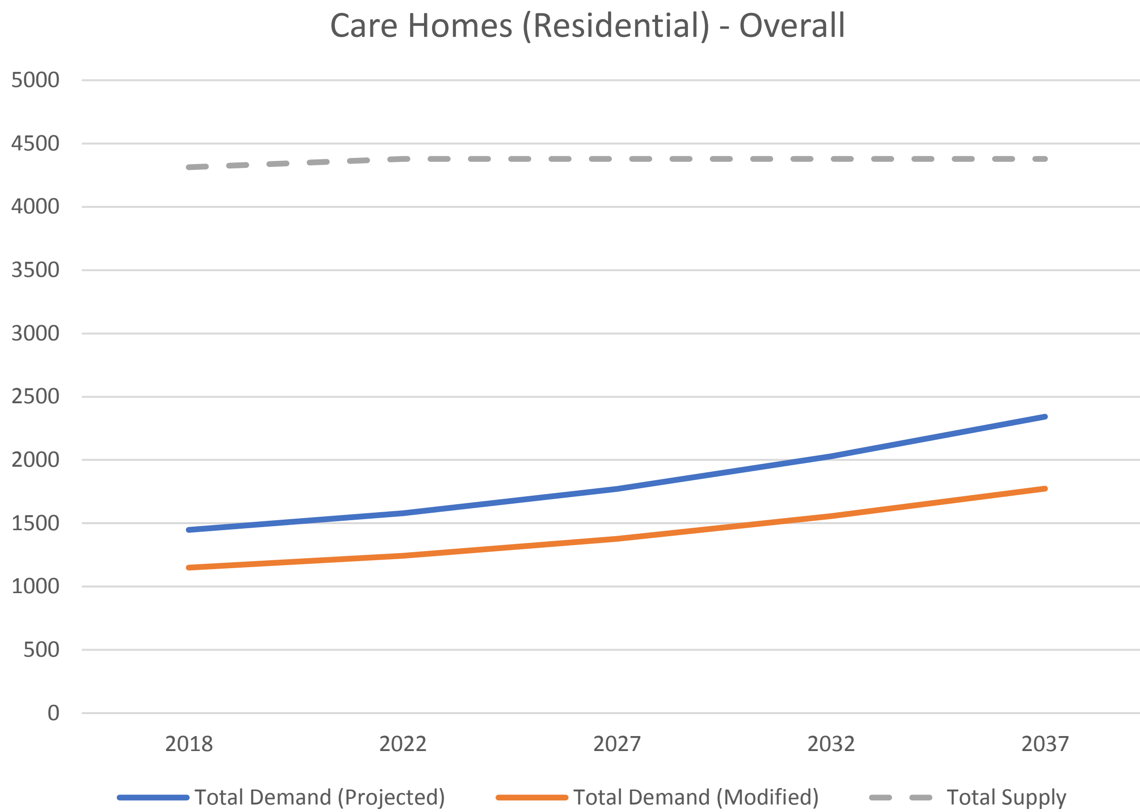
- The application of strategic modifiers significantly increases requirement for this type of housing; indicatively an initially a gap of 238 (assuming no voids in suitable properties).
- Pipeline schemes (157 units) may reduce the gap by approx. a third but there remains a significant, increasing requirement 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.

Supply figures exclude 6 bed scheme of which location is not known (Hinckley/Charnwood?) schemes for which details are not known.

The Gap: Care Homes

Leicestershire County Council

- 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

How we intend to deliver:

This section lays out the methods that the Council intends to use to increase the supply of suitable social care accommodation across Leicestershire:

Theme	Activity	What this means
Developing Accommodation	In the longer term the Council may consider establishing a Local Authority Housing Company, an element of this may be a Registered Social Landlord. In the short to medium term the Council will seek to procure an RSL who can take on the landlord function for properties developed by the Council and provide additional design expertise as required.	The Council will be able to build, sell and rent suitable social care accommodation. This will involve making use of the current estates and capital investment programme to ensure that developments include social care accommodation, which meets the needs of the local demographic, including older people seeking to buy.
	Invest capital into developments or specific schemes	The Council will seek opportunities where it can invest capital to either acquire ownership or an interest in suitable property. This will particularly apply where an identified need is not likely to attract interest from the wider market (such as bespoke, higher cost schemes), or where build costs make it prohibitive without contribution. The Council will consider these opportunities where it can offset revenue costs through the capital development.

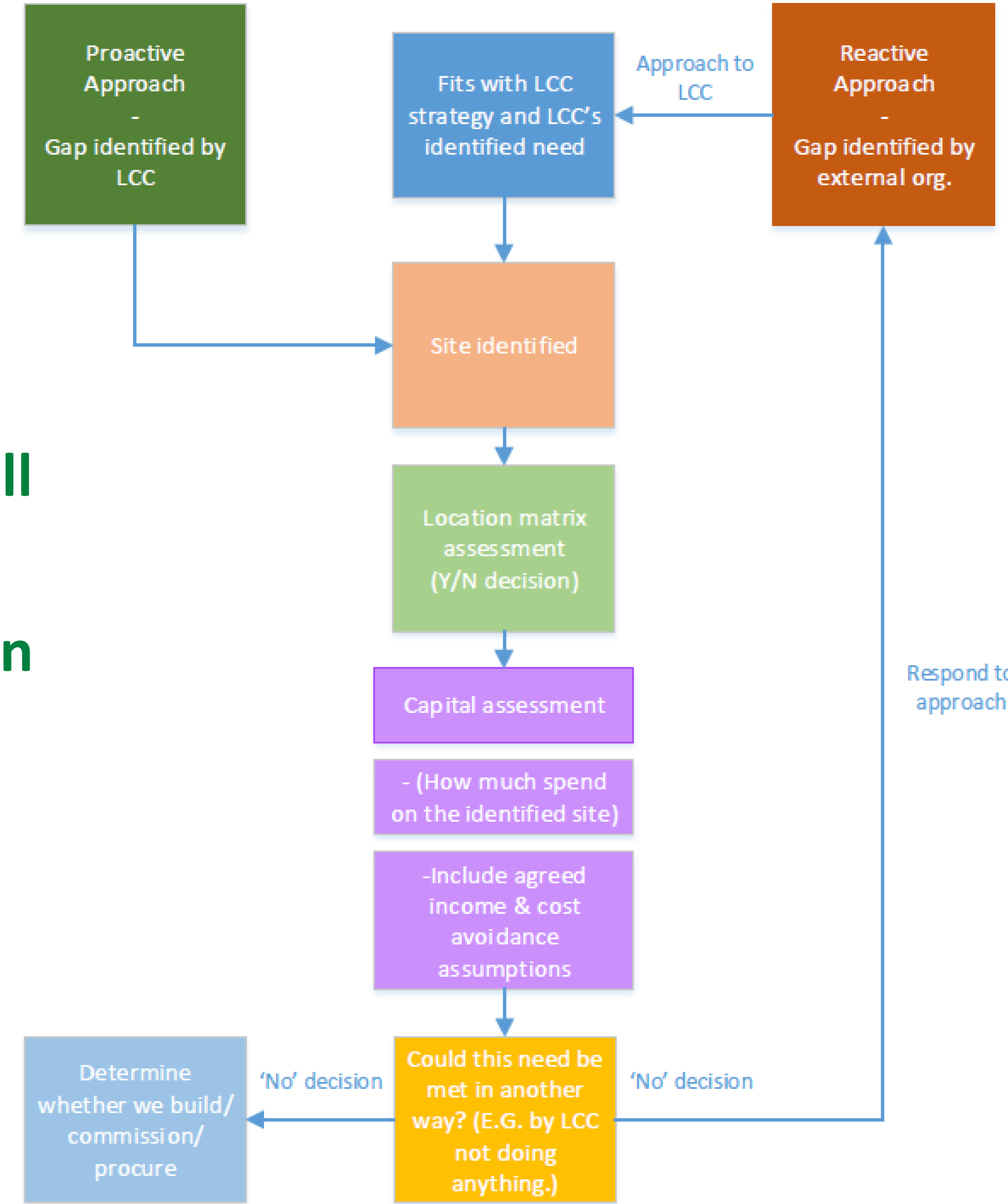
How we intend to deliver:

Theme	Activity	What this means
Enabling	Publishing the investment prospectus so market is aware of our needs	The Council will update the investment prospectus on an annual basis so that the market has up to date information on the current supply and demand of social care accommodation. It will seek feedback from stakeholders on what information is included so that it becomes increasingly comprehensive and relevant.
	Capital contributions	The Council will make capital contributions where this will enable an identified need to be met. This could include contributions to fund things such as communal areas within supported living schemes not met by grant conditions, or in exchange for nomination rights into extra care.
	Supporting applications to bodies such as NHSE and HE	Where an identified gap can be evidenced the Council will work with partners wishing to progress applications to bodies such as Homes England or NHSE. It will then update the investment prospectus so that the market is aware that the need has been met.
	Flexible procurement methods	The Council recognises that some providers require the support contract in order to commit to developing within an area. The Council will develop a more flexible approach to procurement using flexible frameworks that enable providers to bid to develop both the accommodation required and provide the support.
	Supporting providers to decommission unsuitable accommodation.	The Council recognises that some providers have a legacy stock of accommodation that is increasingly unable to meet future demand. We will therefore work with providers to decommission this accommodation and support the reinvestment of the capital into suitable alternatives.
	Sharing void risk	The council recognises that voids present a risk in the viability of schemes and will therefore work with providers to find a mutually acceptable position. In the majority of schemes the void risk will be shared between the landlord and the support provider, however where the Council seeks to have full nomination rights to ensure the utilisation for a specific client group it will seek to negotiate acceptable terms.

How we intend to deliver:

Theme	Activity	What this means
Facilitating and encouraging	Local plans and S106 arrangements	The Council recognises that the districts and boroughs have a large role in providing social care accommodation and that they have significant market influence through S106 provisions. The Council will therefore seek to establish stronger working relationships to enable needs data to inform local plans and developments.
	Supplier Relationship Management	We will seek to develop strong partnership arrangements with suppliers so that best practice and innovation can be shared and encouraged. The Council recognises that many of the challenges it faces are not unique and that providers are working in creative ways to meet these needs in other areas. We will seek to develop ways of engaging with suppliers that seek their expertise and creativity rather than dictating delivery methods.
Working with partners	Working locally and regionally	Working with partners to meet local and regional needs where small numbers of individuals are involved. This will involve developing frameworks that can be used by others.
Raising awareness	Developing a communication plan	We will seek to ensure that residents of Leicestershire are widely informed of the range of housing options available and the different models of support within them.

How we will make decisions on where to invest?



The Financial Case:

According to the Housing LIN, people living in Extra Care use less home care than if they were living in the community. This might be due to people feeling more supported and less isolated with onsite care being available, as well living within a secure and well heated environment. The same study also demonstrated that people living in Extra Care had fewer admissions into a care home and reduced the cost of their care packages by 16% compared to the cost before moving into Extra Care. Numerous studies have suggested that between half and a third of residential care admissions for older people could be avoided if alternative housing choices were available locally. There are also benefits to the NHS where the rate of unplanned hospital admissions, the use of primary care and routine GP appointments are less than those of counterparts not living in extra care.

The current model of Extra Care within Leicestershire is not delivering the financial savings anticipated and the most recent development has vacancies that are proving difficult to fill. This is due to the current model that requires tenants to be within a particular level of dependency and requiring social housing.

Some initial high level estimates of the possible revenue savings indicate an annual saving of £4k per unit for supported living, £2k per unit for extra care, and 10k for residential care for working age adults. In addition to the revenue saving, there is a potential to generate income of 6k per unit for supported living and 5k per unit for extra care. In total it is estimated that the possible return on investment is between 4-9% for the different models of accommodation based support.

Work is being undertaken to build a generic cost avoidance model that will help to evaluate business cases for all types of future Adult Social Care accommodation schemes. The model is based on a set of underpinning assumptions relating to the placement pathway that service users would be expected to take with and without the proposed new scheme in place, and an estimate of the care cost for each. This enables an estimate of cost avoidance to be made and considered alongside the other financial elements of each business case. Assumptions relating to care costs have been calculated based on existing data where it is available and have been modelled where it is not; further work will be taken to refine these assumptions over time

Conclusions

There is no single model that will meet the demand for increasing the range of social care accommodation needed in the County. The Council recognises that it can only be delivered through a range of interventions including direct development, as well as enabling and facilitating developments through the wider accommodation and support market. The Council will also work with the District and Borough Councils who hold the housing duty for local residents to ensure developments take proper account of social care accommodation needs when considering planning requests and Section 106 agreements.

The Priority developments that The Council is looking to see provided over the next five years are:

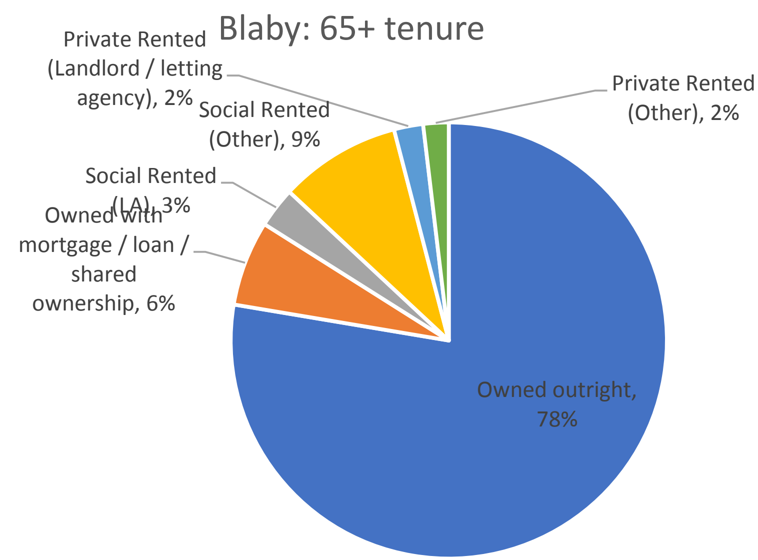
Type of Scheme	**2019**	**2020**	**2021**	**2022**	**2022**
Extra Care	80 units	50 units		100 units	100 units
Supported Living	38 units	60 units	70 units	50 units	30 units
Transitions Accommodation	6 units	6 units	6 units	6 units	6 units
Transforming Care/Complex	4 units	4 units	4 units	4 units	
Dementia Unit		24 units		20 units	
Assessment Unit		10 units	10 units		

Section 2 – Investment Prospectus

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 Lubbesthorpe 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

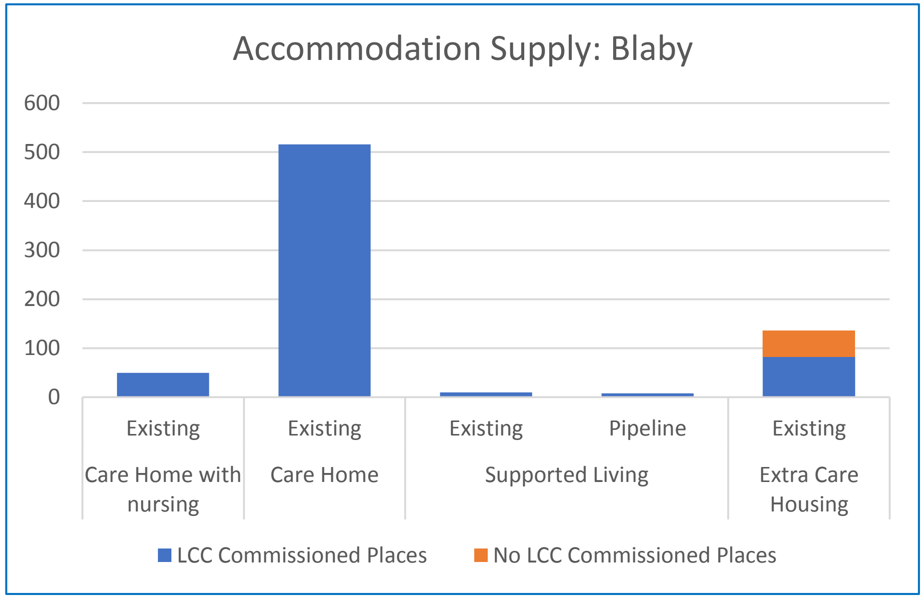
- 3 schemes in the district containing 136 units.
- LCC can commission from 2 schemes Oak Court and Birch Court (combined total of 82 units)
- Glen Hills Court is an independent scheme with 54 units.
- 40% of all units in independent schemes.

Supported Living

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

Retirement Housing

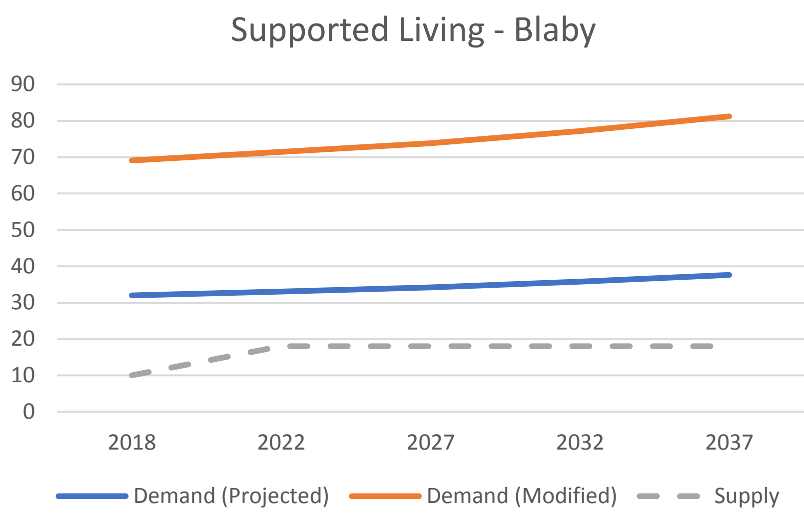
- 46 retirement schemes with a total 1,164 units.

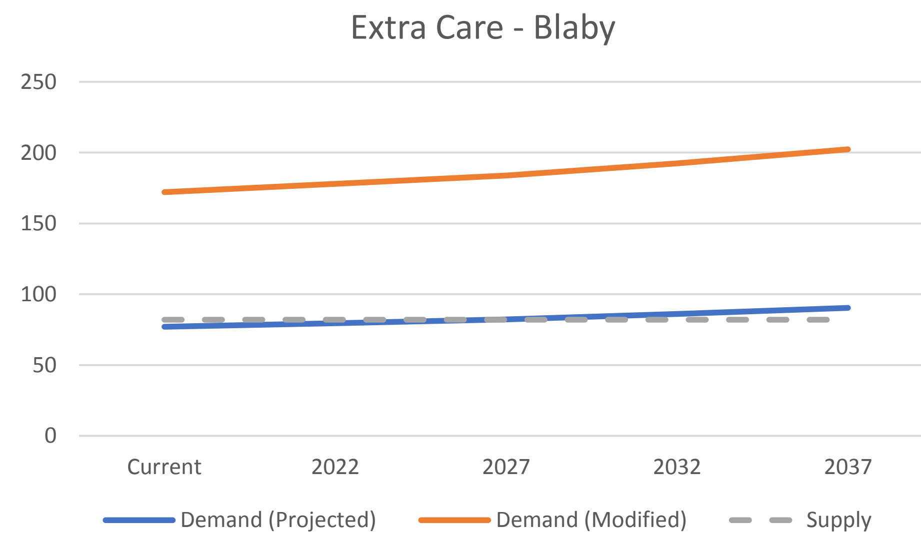


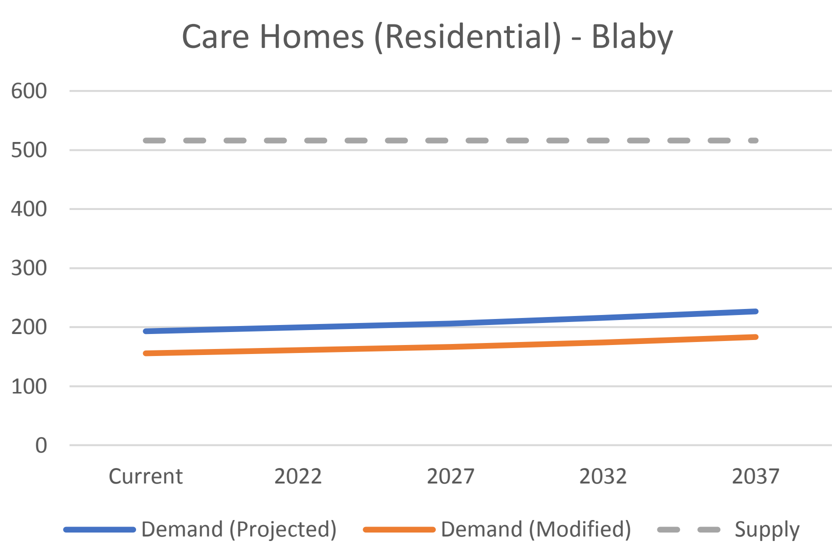
Developments

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

Blaby – Supply vs Demand





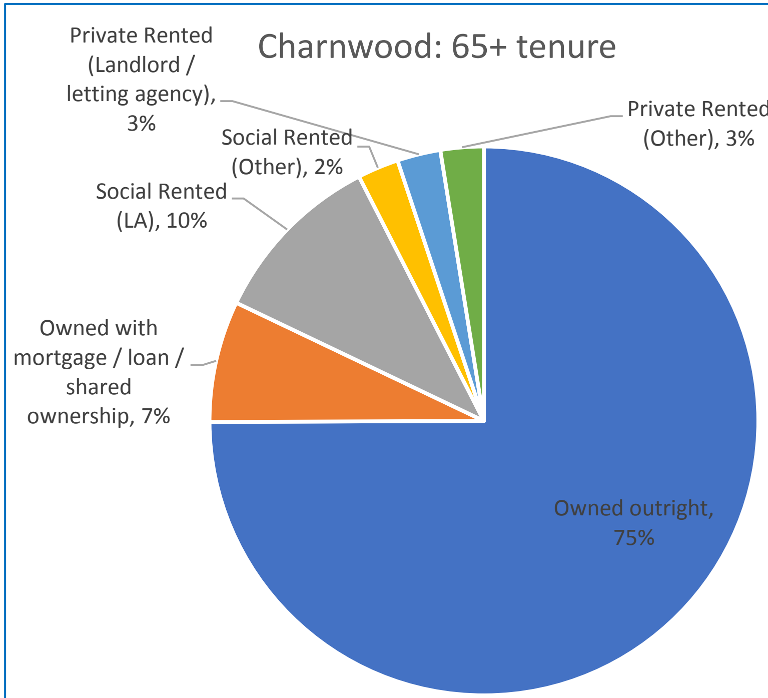


These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

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).



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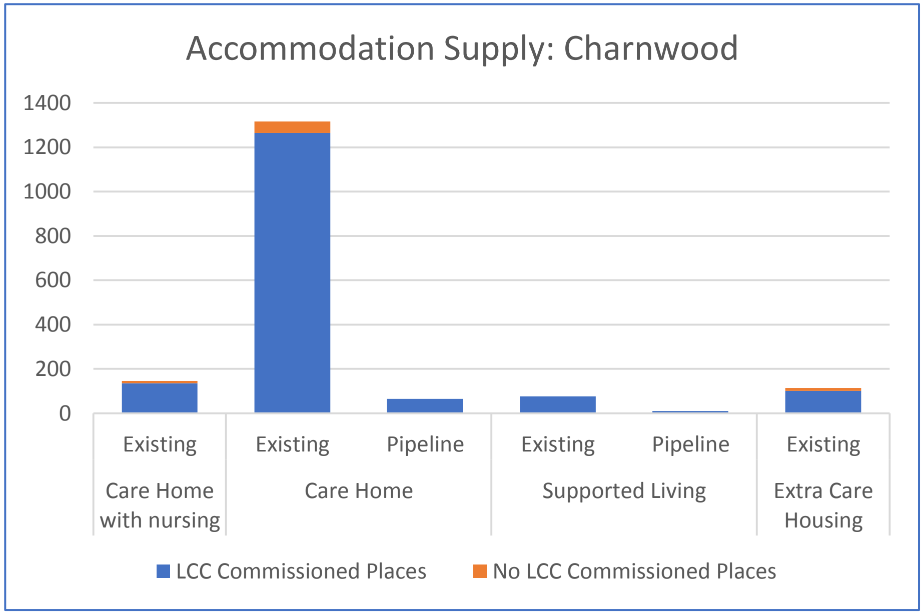
Local Plan

- 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.



Retirement Housing

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

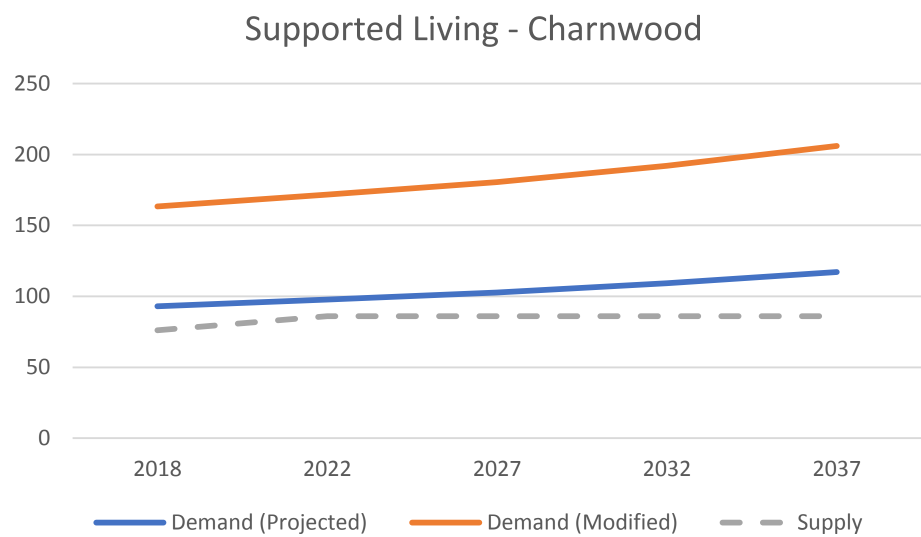
Supported Living

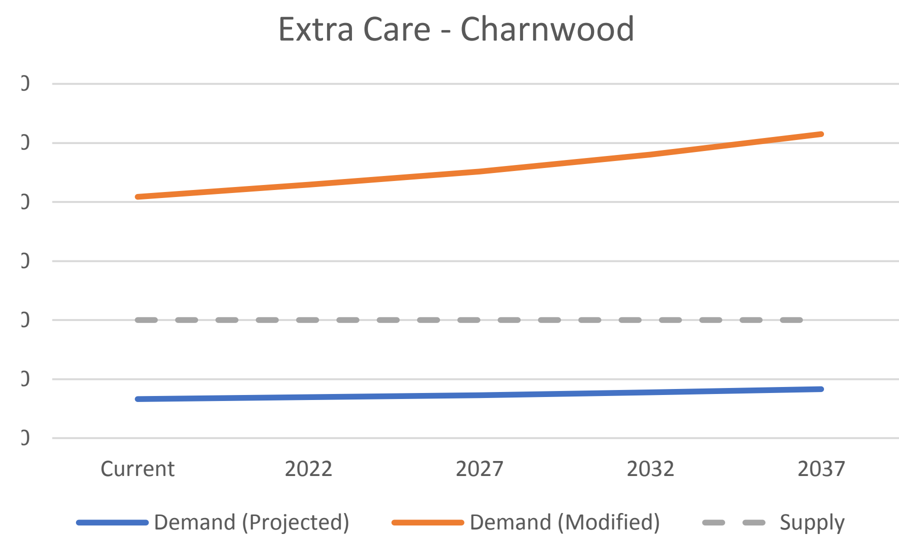
- 15 properties with 76 beds (LCC).
- 1 pipeline scheme with 10 beds.

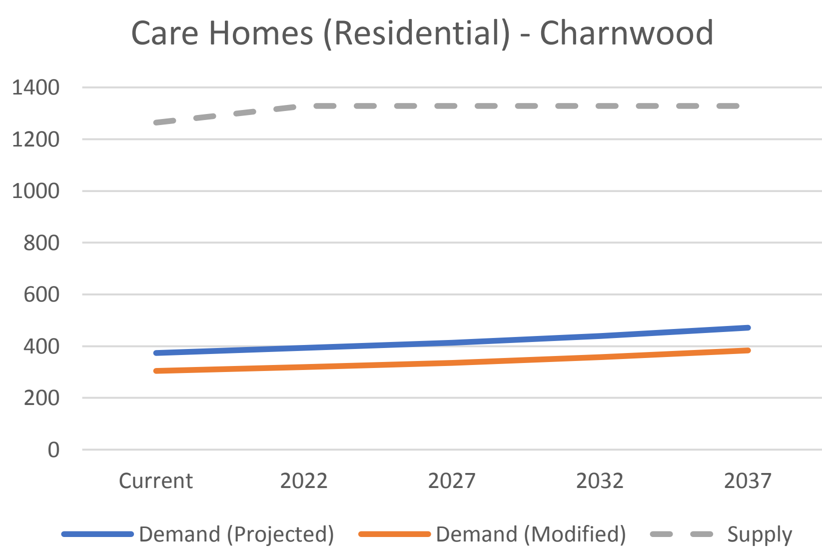
Developments

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

Charnwood





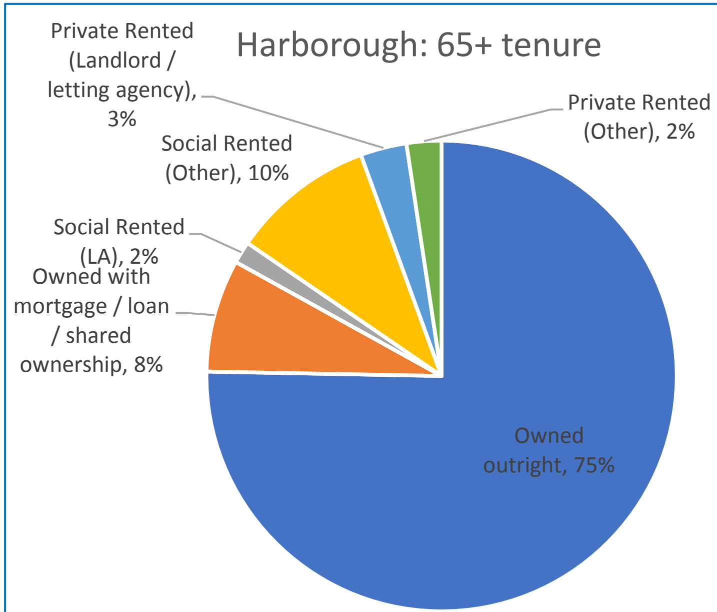


These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

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 Scraptoft (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

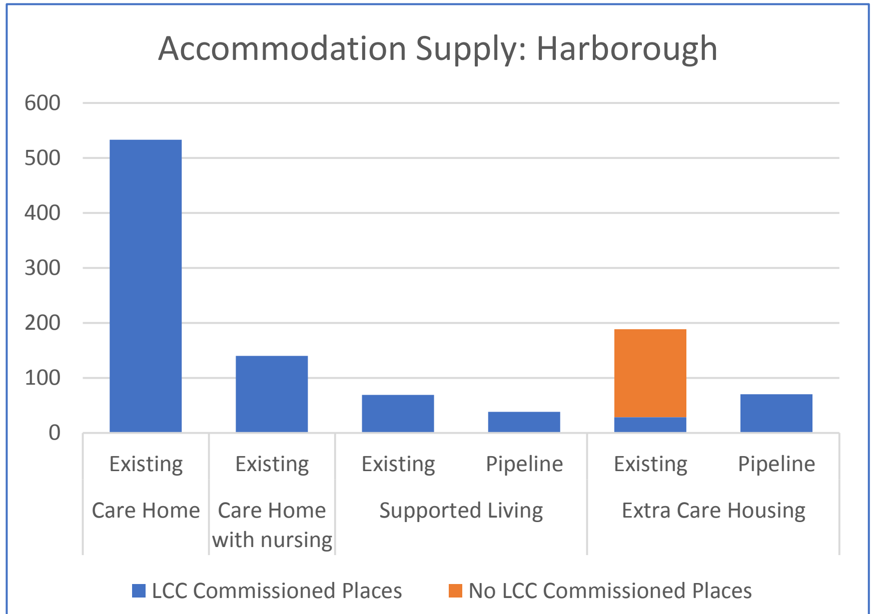
- 18 properties with 69 beds (LCC).
- 3 pipeline schemes with 38 beds.
- *3 Care Home properties in consultation to re-provision to Supported Living accommodation.*

Retirement Housing

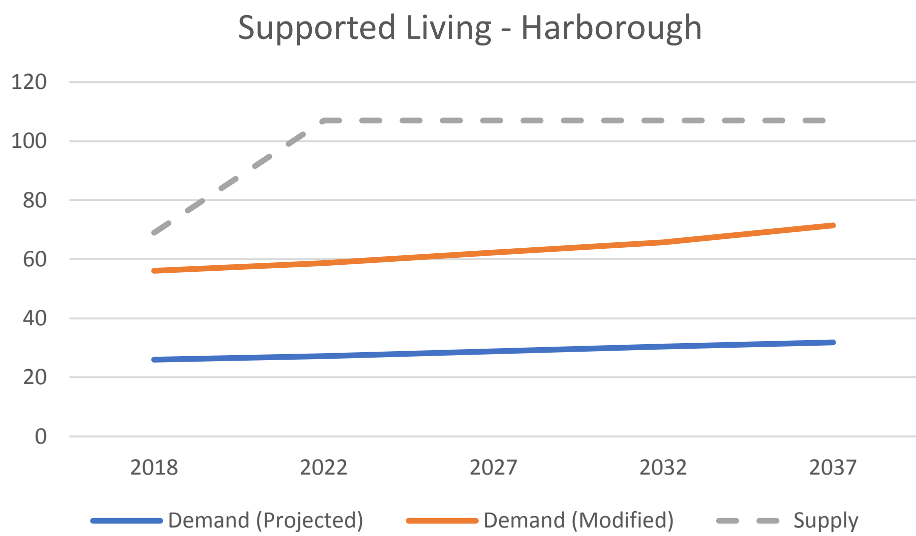
- 34 retirement housing schemes with a total 899 units.

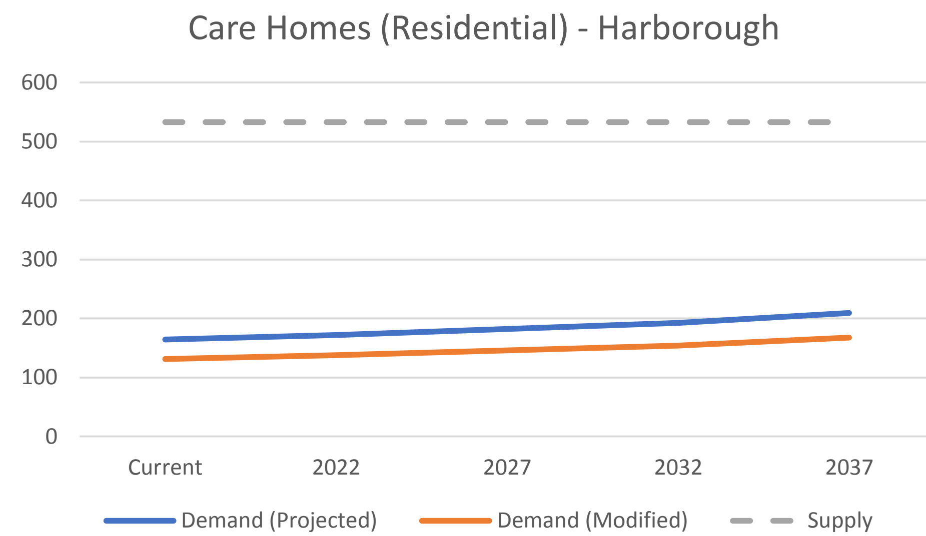
Developments

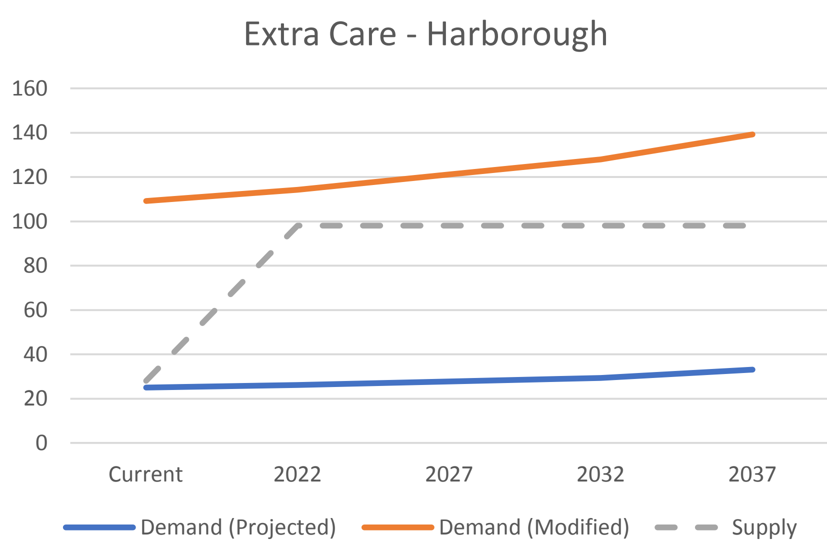
- A private Extra Care scheme with 58 flats is in development - Elizabeth Place. (McCarthy & Stone).
- Retirement Housing development of 44 flats in development in 2019 (Churchill Retirement Living).
- 3 Care Home properties are in consultation to de-register – 2 homes (9 beds) in consultation to de-register and reprovision 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.
- A 70 bed Extra Care scheme and 10 bed Supported Living schemes are proposed for the Lutterworth SDA



Harborough – Supply vs Demand





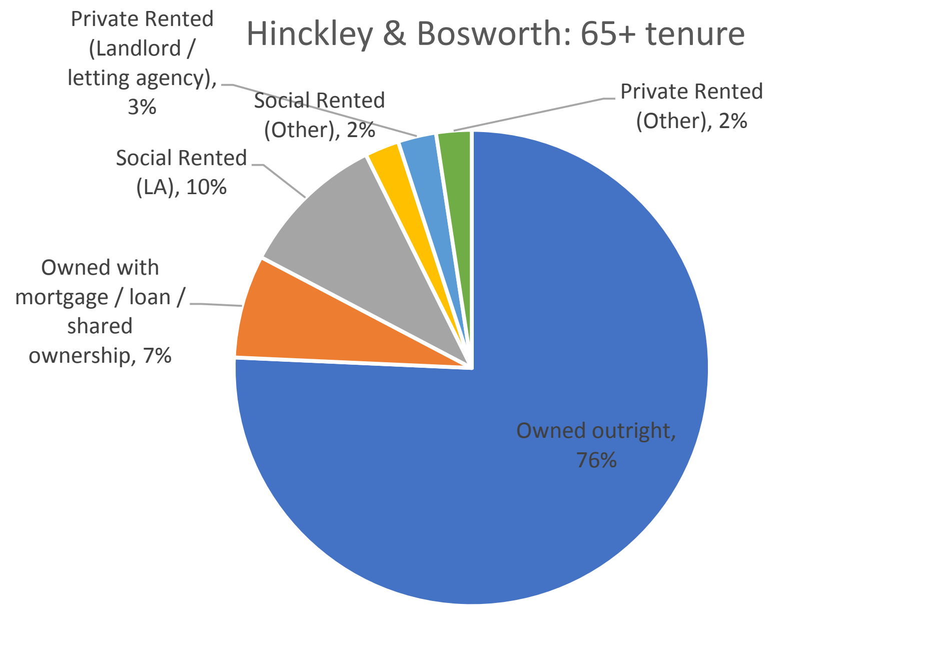


These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

District Profile: Hinckley & Bosworth

Character

- Largely rural borough
- Majority of the population live in the main urban areas of Hinckley, Burbage, Barwell and Earl Shilton in the south-west of the borough.
- National Forest in the north and east of the borough and part of the Charnwood Forest extends into the borough
- Shares borders with Blaby, Charnwood, NWL, Leicester City & Warwickshire.
- Proximity to key routes including M1, M6, M69, M42 and the A5.



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

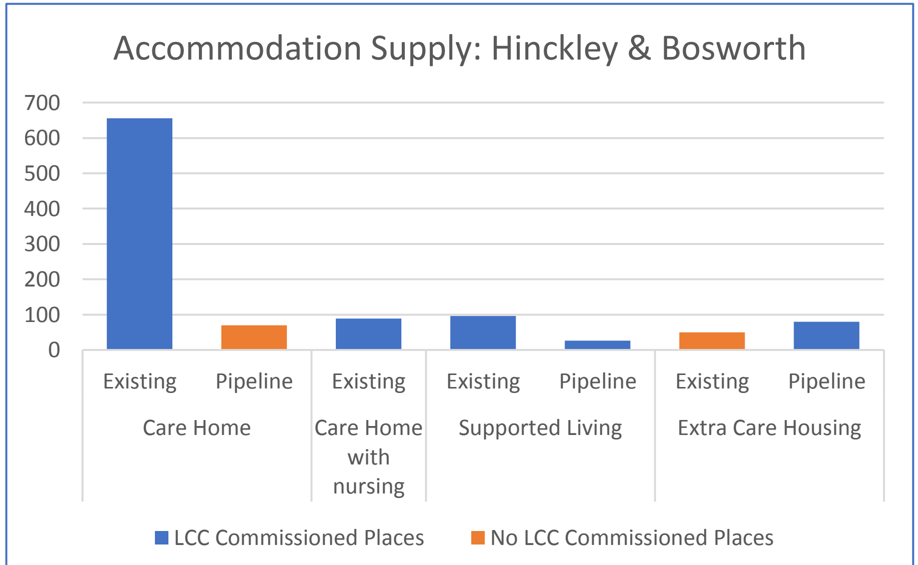
- 23 properties with 96 beds (LCC).
- 3 pipeline schemes with total 15 beds (Box Tree Farm, Hays Lane, Billa Barra Lane).

Retirement Housing

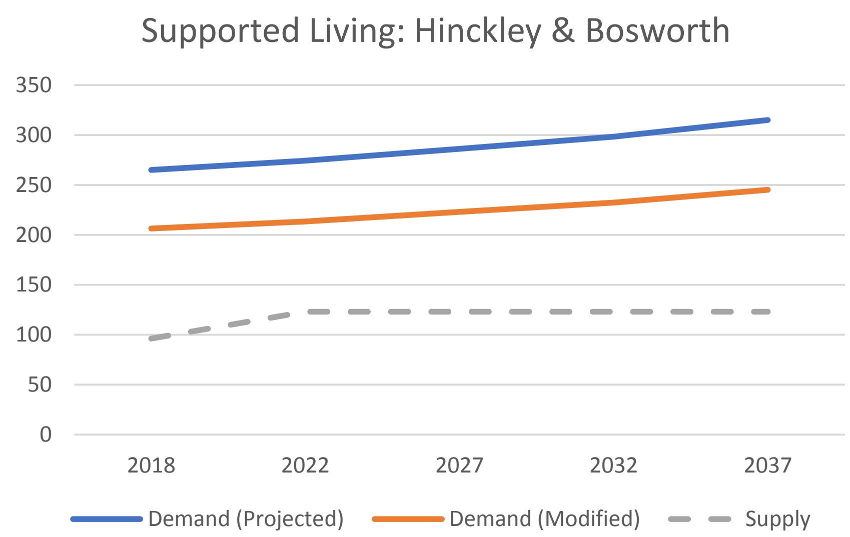
- 21 retirement housing schemes with a total 835 units.

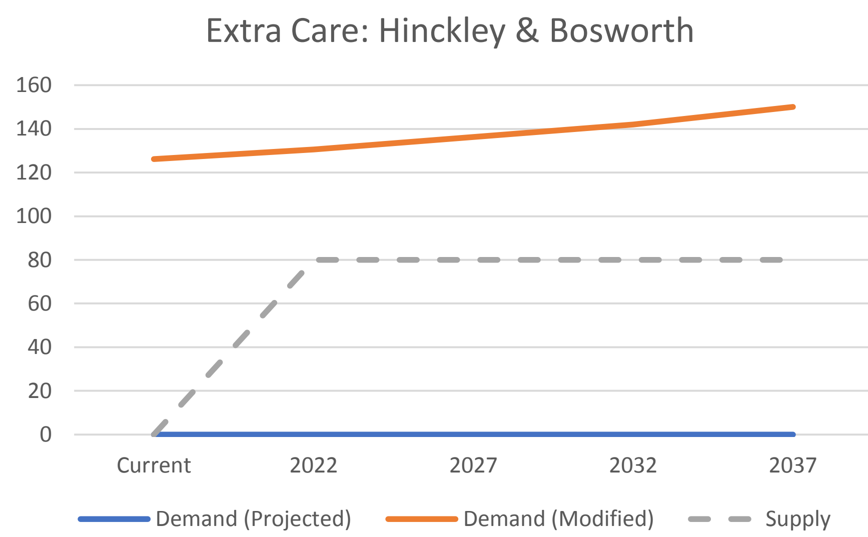
Developments

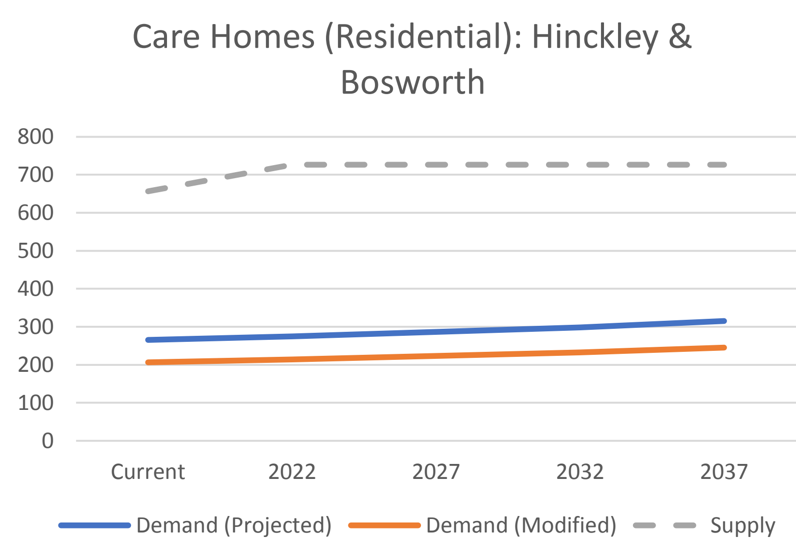
- A 70 bed Older Person Care Home (Kingsfield Court – Earl Shilton) is in development.
- A large development site in Hinckley & Bosworth includes an option for an 80 unit extra care scheme in its later phase (for development/completion in the next 2 years.)
- 3 Supported Living pipeline schemes – 1 x 5 bed LD/Transitions, 1 x 6 bed Mental Health, 1 x 4 bed



Hinckley & Bosworth – Supply vs Demand





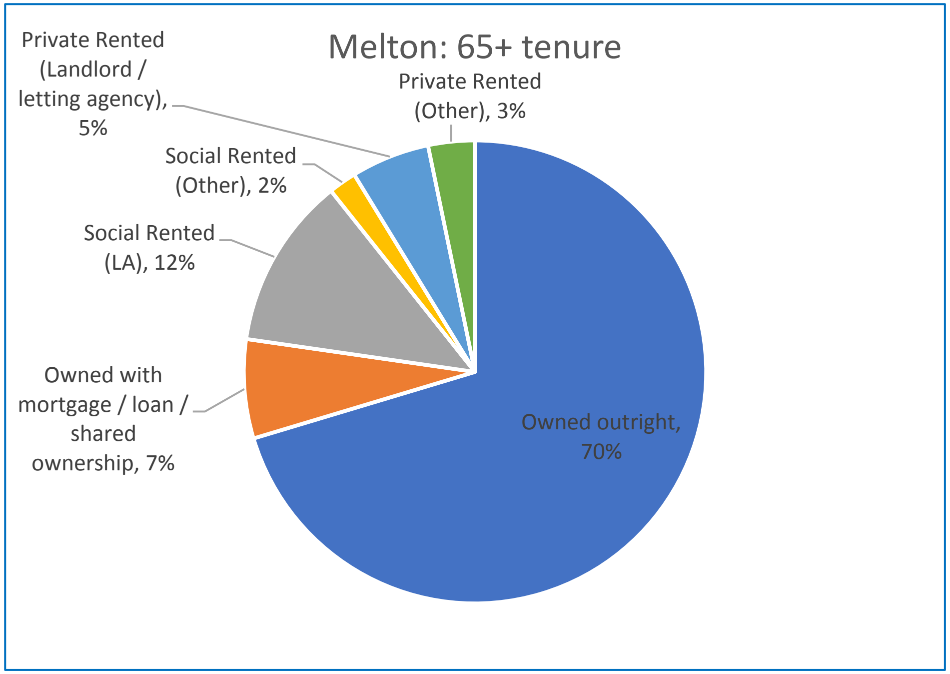


These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

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

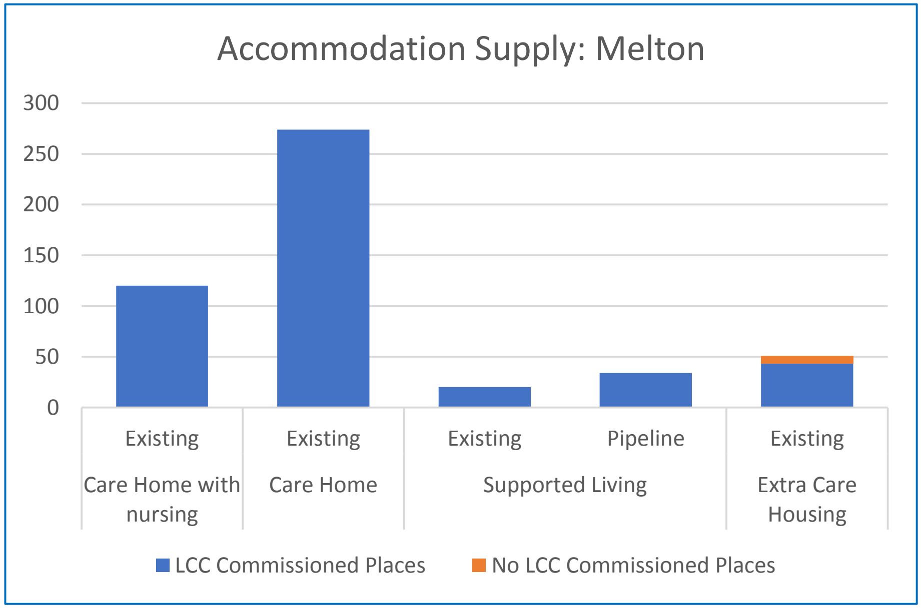
- 5 properties with 20 beds (LCC).
- 2 pipeline schemes with a total of 34 beds.

Retirement Housing

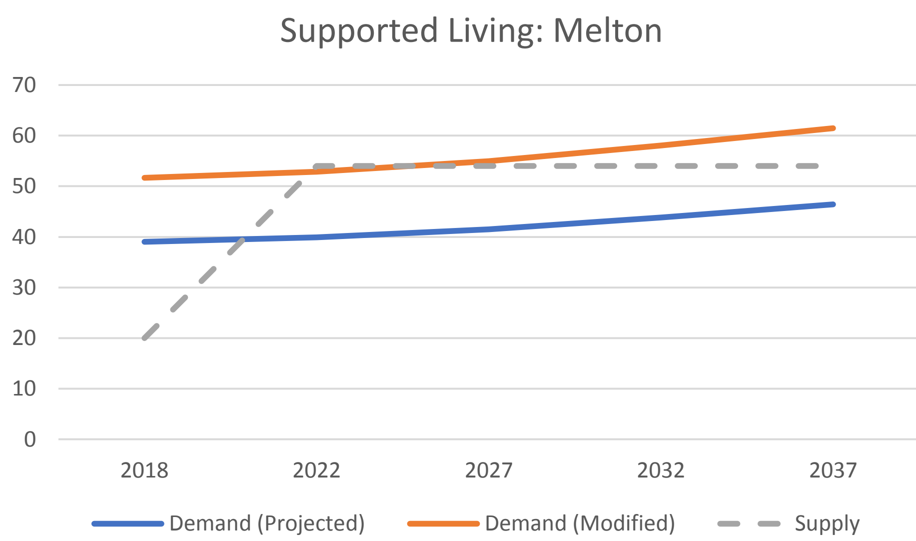
- 30 retirement housing schemes with a total 645 units.

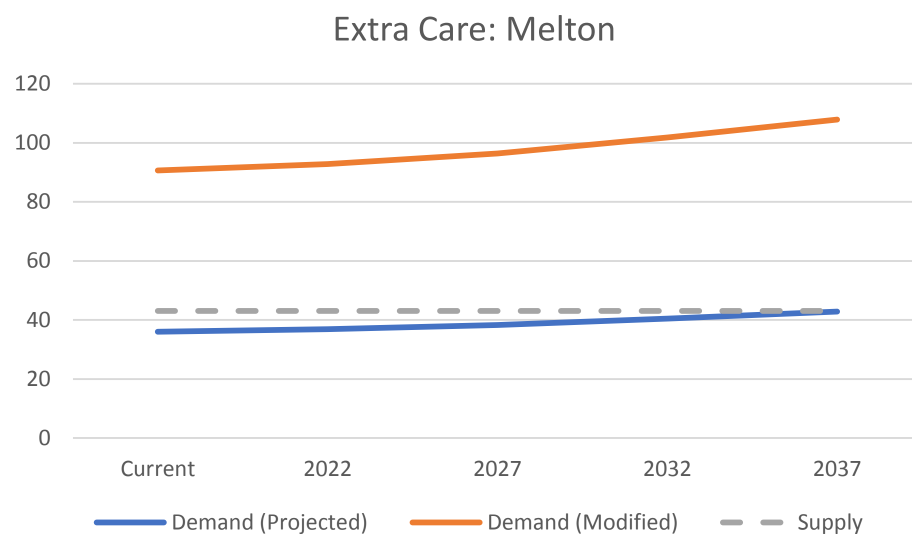
Developments

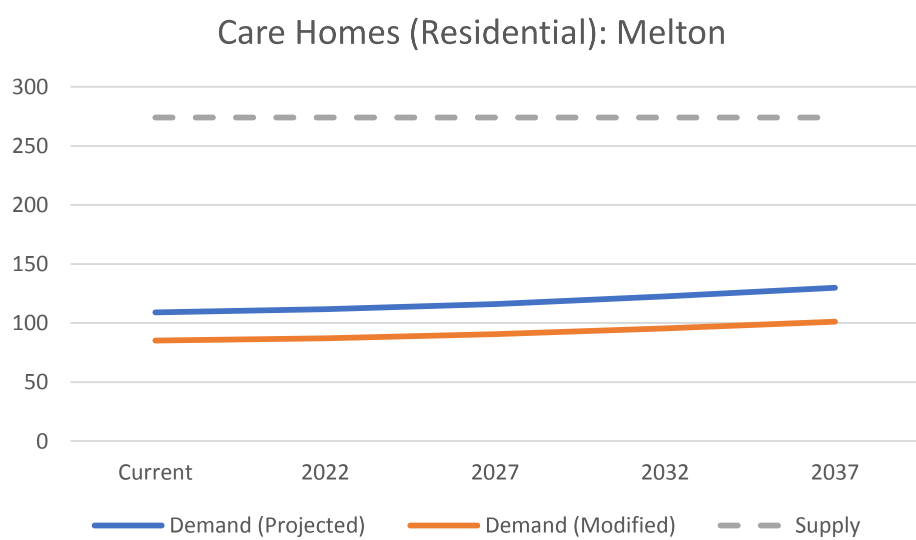
- Gretton Court in Melton (owned and managed by MBC) was designated as not fit for purpose as an extra care scheme in the longer term. MBC are currently appraising options for an alternative extra care provision in the area.
- 2 pipeline Supported Living schemes (34 beds) – MBC.



Melton – Supply vs Demand





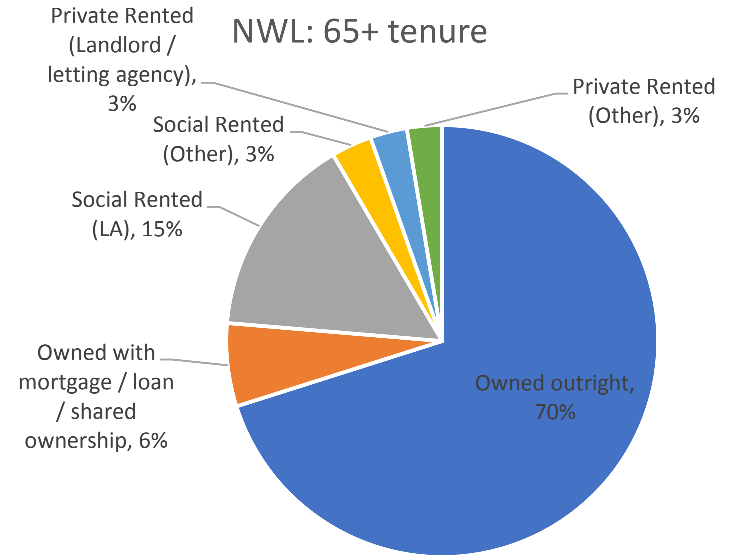


These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

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 (60 units).

Supported Living

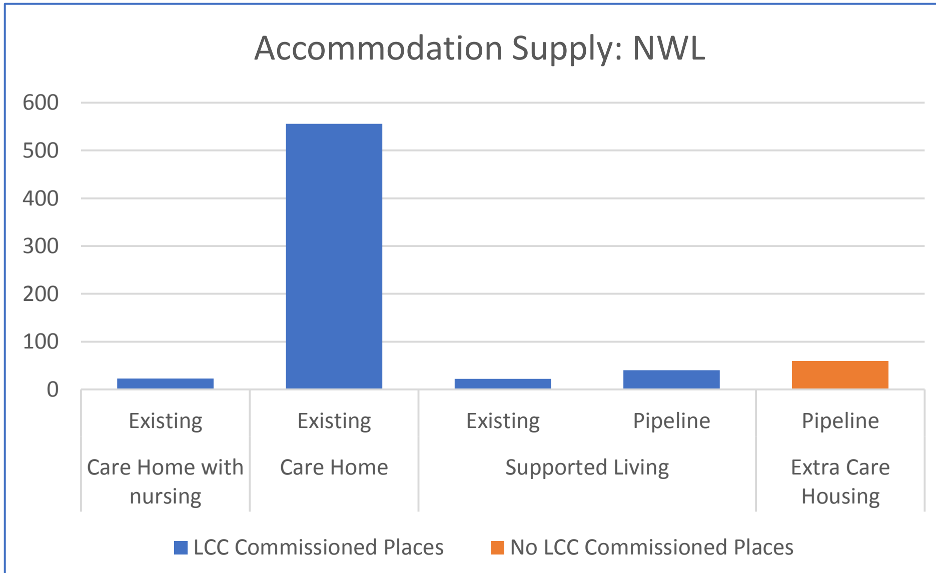
- 4 properties with 22 beds (LCC).

Retirement Housing

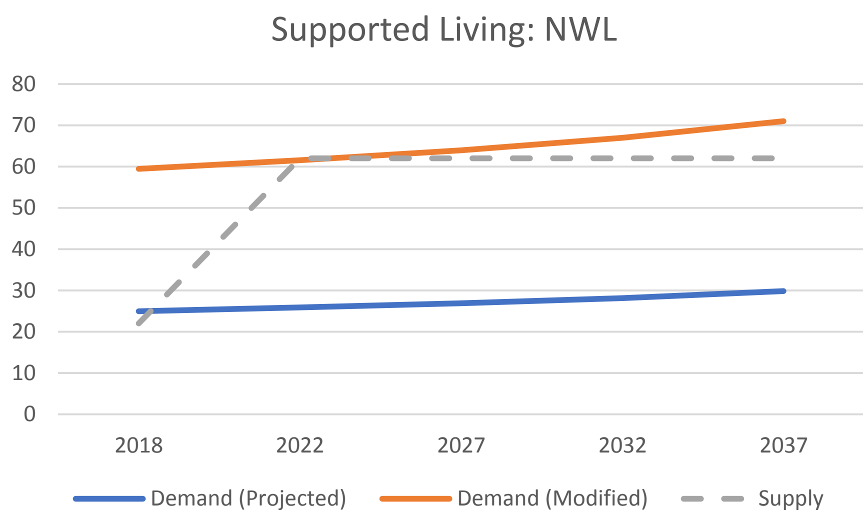
- 1,392 units in 59 schemes.

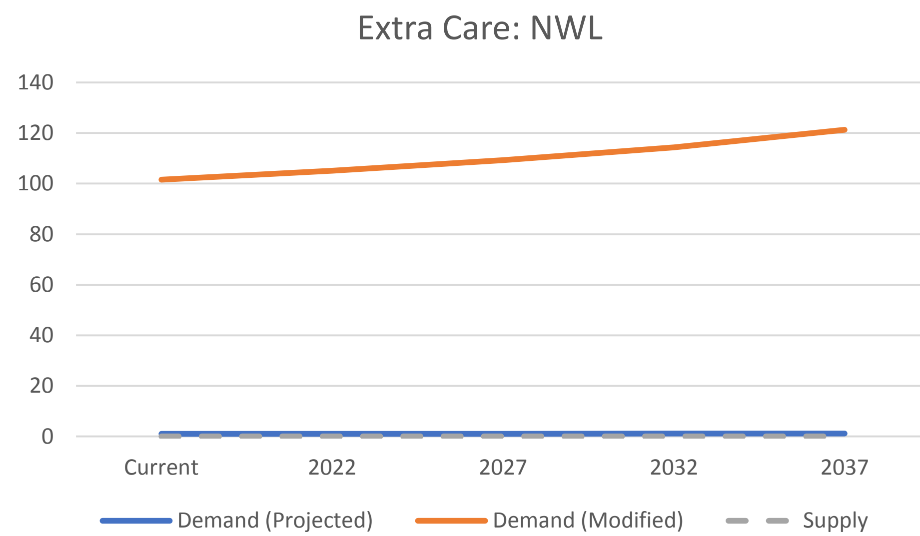
Developments

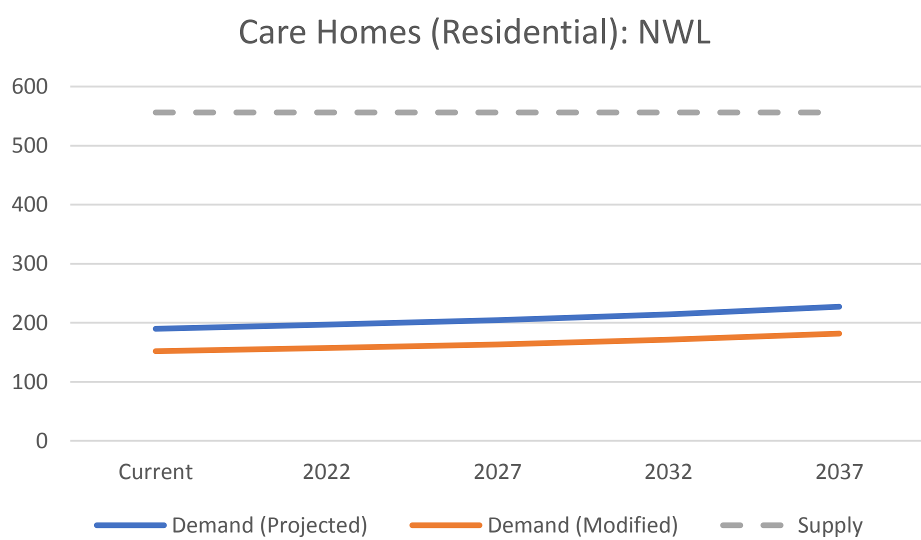
- Full planning permission has been granted for an Extra Care scheme (60 units) at Money Hill, Ashby-de-la-Zouch by EMH Group.



North West Leicestershire – Supply vs Demand





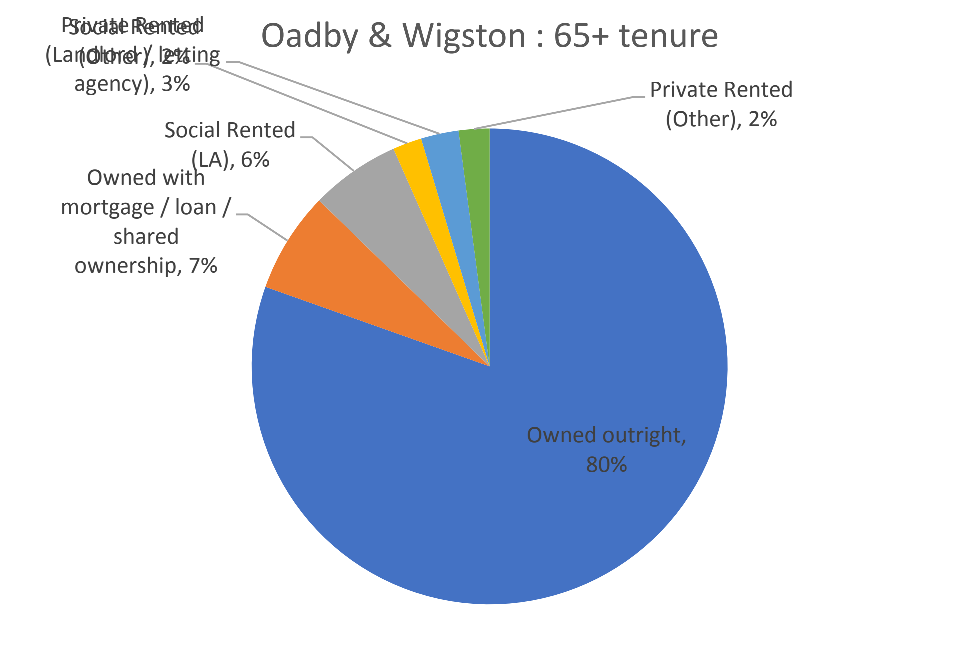


These graphs show a district level breakdown of how projected and modified demand for adult social care accommodation compares to supply.

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).
- 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

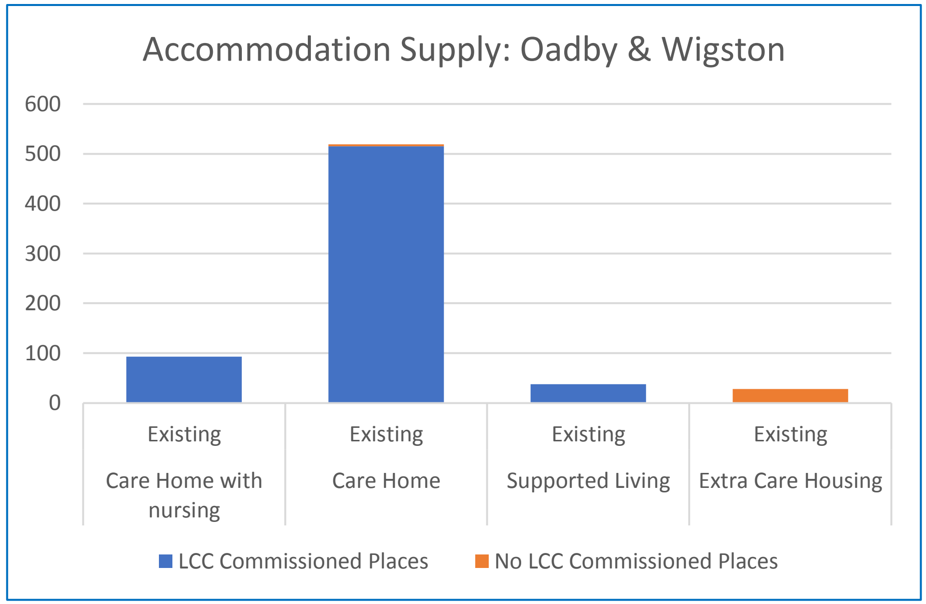
- 10 properties with 38 beds (LCC).

Retirement Housing

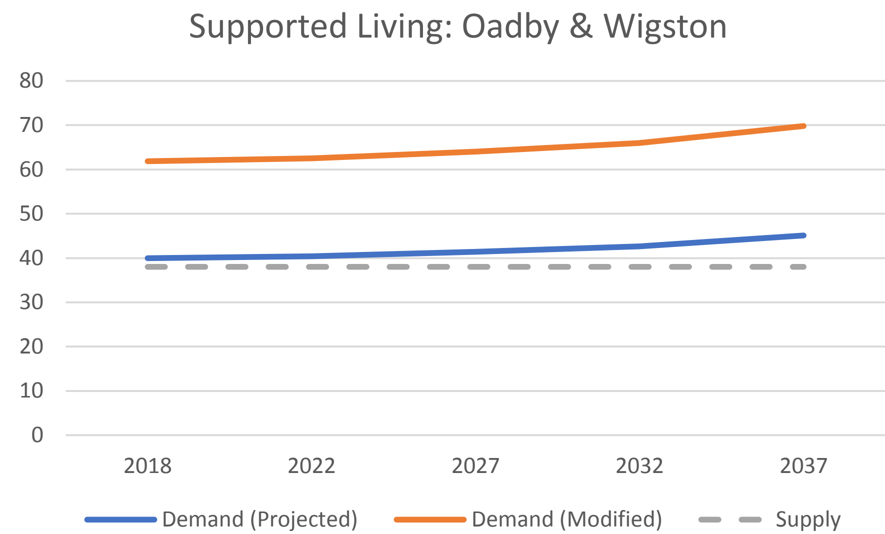
- 15 retirement housing schemes with a total of 480 beds.

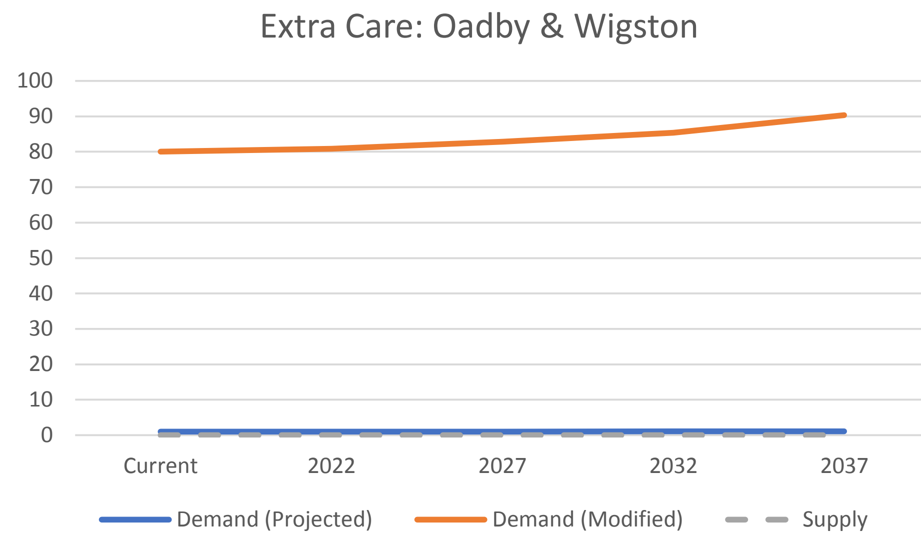
Developments

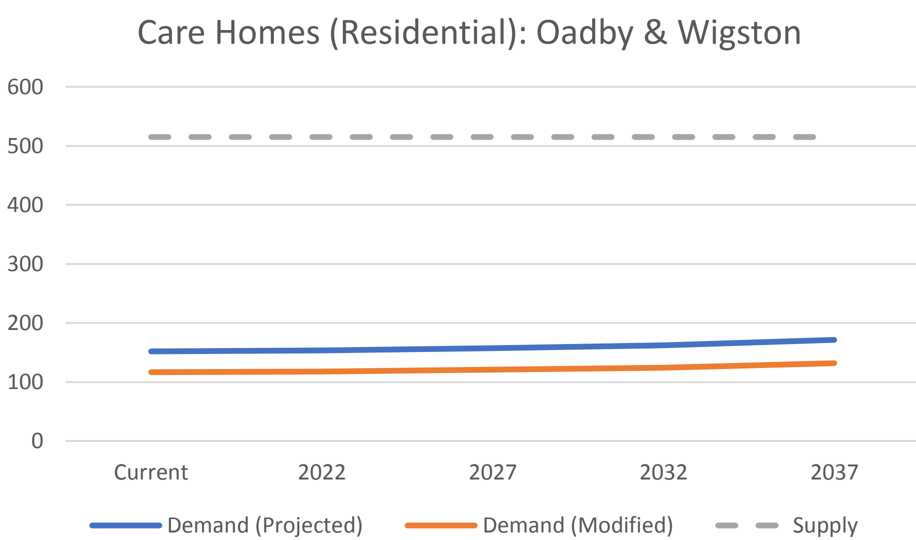
- No pipeline schemes identified.



Oadby & Wigston – Supply vs Demand







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