

# Lancashire Accommodation with Support Plan

2023-2038

*A plan to deliver good quality accommodation with support to meet the needs of older people and working age adults with care and support needs in Lancashire*

*Insert names/logos of all Lancashire Councils/NHS partners*

## Executive summary

The purpose of this *Accommodation with Support Plan* is to set out the requirement for and the opportunities to develop good quality accommodation with support services to meet the needs of the growing population of older people and working age adults with health, care and support needs in Lancashire. This is part of our broader approach to facilitating a wide range of housing and accommodation options, and health, care and support services, that are required by the diverse communities in Lancashire.

We have set out below what we mean by *Accommodation with support* within the scope of this plan:

- Extra care housing/housing with care: for older people but also working age adults with health, care and support needs.
- Supported housing: where care and/or support is a core part of the housing offer, typically for people with learning disabilities/autistic people, people with mental health needs and people with physical disabilities/long term conditions.
- However, we recognise that for many older people and working age adults with health, care and support needs, they are seeking mainstream housing where it might also suit those with particular needs, for example adapted or wheelchair accessible housing but where there may not be care or support directly linked to the accommodation.

This plan covers the approach of the councils in Lancashire and their NHS partners to accommodation with support for

- Older people
- People with learning disabilities/autistic people
- People with significant mental health needs
- People with physical disabilities/long term conditions

The councils in Lancashire and the NHS, with their housing and care/support partners, have already had successes in the delivery of a wider range of accommodation with support services. This plan is intended to extend and accelerate the delivery of accommodation with support required by local people. In summary the market opportunities for accommodation for support in Lancashire include:

- *c.4,200 units of extra care housing, for sale and or affordable rent, over the period to 2038.*
- *c.550 units of accommodation with support by 2033/34 for people with learning disabilities and autistic people, eligible for support from Lancashire County Council*
- *c.250 units of accommodation with support by 2033/34 for working age adults with serious mental health needs*
- *c.190 units of accommodation with support by 2033/34 for adults with physical disabilities/long term conditions*

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## Introduction

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This is part of our broader approach to facilitating a wide range of housing and accommodation options, and health, care and support services, that are required by the diverse communities in Lancashire.

We have set out below what we mean by *Accommodation with support* within the scope of this plan:

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- However, we recognise that for many older people and working age adults with health, care and support needs, they are seeking mainstream housing where it might also suit those with particular needs, for example adapted or wheelchair accessible housing but where there may not be care or support directly linked to the accommodation.

Accommodation with support may also be referred to as supported housing or supported accommodation.

We want to encourage the development of accommodation with support options that are available for people who want to purchase and for people who need affordable housing to rent.

We intend to co-produce the delivery of this plan with the people who will be living in accommodation with support

This plan covers the approach of the councils in Lancashire and their NHS partners to accommodation with support for

- Older people
- People with learning disabilities/autistic people
- People with significant mental health needs
- People with physical disabilities/long term conditions

This plan is aimed at:

## Lancashire Accommodation with Support Plan

- Housing organisations that provide supported, specialist and mainstream housing, including those currently operating in Lancashire and those who may consider operating here.
- Support and care organisations that provide services in supported accommodation.
- Community organisations in Lancashire with an interest in specialist and supported accommodation.

## Our vision and ambition

### Our vision

*To secure the best quality of life we can for our older residents and residents of working age with care and support needs both now and in the future. This means delivering a range of accommodation that enables older people and working age adults with care and support needs to live fulfilling lives and enjoy good health in attractive homes that meet their needs and allow them to retain their independence.*

Our ambition is to facilitate and develop different housing options, including accommodation with support schemes, to cater for the wide-ranging needs of our county. Over the next 10 to 15 years, we want to have developed housing offering different care and support options, in a range of locations for both older people and working age adults with care and support needs.

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, such as accommodation with support, that can better meet their needs instead of, for example, moving to a care home.

This vision means that through this plan we will commission and enable a wide range of specialist and supported housing that enables older people and working age adults with care and support needs to live independently in their communities, through:

- An increase in housing with care suited to older people as well as access to support and assistance for older people who wish to remain living in their own homes.
- The provision of a mix of accommodation with support options for people with learning disabilities/autistic people and people with significant mental health needs.
- The development of additional accessible and adapted homes that are suited to adults and children with physical disabilities and long term conditions.

## Our objectives

### *To improve the range of accommodation with support options for local people*

We want to promote and facilitate a range of new build specialist and supported accommodation over the next 10 years, that is tailored to reflect the identified needs within our local communities. This will be achieved by developing a range of accommodation with support that meets the needs of local people. Housing will need to be of the highest standard, in the right locations and include support delivered by registered and responsive care providers.

### *To plan for and manage demand for accommodation with support*

Through this plan, we are aiming to manage the demand for accommodation with support and for social care by adequately preparing for what our future population requires. By having a greater influence over the development of the accommodation with support and social care market, we aim to ensure that there is sufficient accommodation with the right combination of support and care services.

This will include development across Lancashire of additional extra care housing and additional accommodation with support for a range of working age adults with care and support needs.

### *To influence the design and quality of accommodation with support*

The councils in Lancashire are seeking greater control of the design and delivery when accommodation with support is developed. We want to be able to influence housing developers and highlight the most suitable locations based on local intelligence. This accommodation with support plan aims to facilitate and encourage a range of providers to work within Lancashire to ensure the mix of accommodation with support services required to meet local needs, including the needs of those who fund their own care.

### *To encourage opportunities to invest and develop*

In Lancashire we seek to be transparent and open to sharing our market intelligence to help influence and inform decisions by housing and care/support providers. The councils in Lancashire, with their NHS partners, will use their own resources such as land and buildings to help facilitate development of accommodation with support services. We want to start the dialogue about what future accommodation with support will look like and want you, as our partners, to have the confidence to invest in Lancashire.

## Context

Lancashire is a county of diverse communities which are not only socially and economically diverse, but geographically diverse. The county ranges from urban areas such as Preston to rural areas of Wyre and Ribble Valley.

We also work alongside two unitary authorities of Blackburn with Darwen Council and Blackpool Council, as well as Cumbria County Council as part of the Integrated Care System (ICS), currently made up of five Integrated Care Partnerships.

The population of older people in Lancashire is projected to increase significantly. The 65+ population is projected to increase by 28% by 2038 and the 75+ population is projected to increase by 32% by 2038.

The number of older people who are likely to have care and support needs is projected to increase. The number of older people in Lancashire living with dementia is projected to increase by 15% by 2025 (from 2019). The number of older people in Lancashire living with limiting long term illness is projected to increase by 13% by 2025 (from 2019).

The populations of working age adults with learning disabilities/autistic people, adults with serious mental health needs and adults with physical disabilities/long term conditions are projected to increase over the next 10 years.

This *Accommodation with Support Plan* is both informed by and supports the delivery of a range of other local policies including:

- *Health and Wellbeing strategy*<sup>1</sup>: This plan is intended to deliver good quality specialist and accessible homes for local people as part of improving peoples' health and wellbeing.
- *Market Position Statement*<sup>2</sup>: This plan supports delivery of the market position statement through, for example, provision of additional extra care housing and supported living services, that for example, reduce the use of care homes.
- District/Borough Councils' *housing strategies*. This plan will help to deliver a range of supported and specialist housing consistent with increasing the local housing supply.
- District/Borough Council's *planning policies*. This plan summarises the evidence base of need for accommodation with support to inform development of Local Plans.

This plan anticipates and is aligned with national policy in relation to the supported housing sector, including:

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<sup>1</sup> <https://www.lancashire.gov.uk/media/898728/lancashire-health-and-wellbeing-strategy.pdf>

<sup>2</sup> <https://www.lancashire.gov.uk/media/936922/adult-social-care-market-position-statement-2022.pdf>



- The Government is currently supporting a private members bill, Supported Housing (Regulatory Oversight) Bill<sup>3</sup>. The Bill makes provision about the regulation of supported exempt accommodation, and makes provision about local authority oversight of, and enforcement powers relating to, the provision of supported exempt accommodation. Once this Bill becomes law it is expected that the councils in Lancashire will have new statutory powers and duties to regulate supported housing locally.
- More recently the Government has established the Supported Housing Improvement Programme (SHIP)<sup>4</sup> and made available funding to a number of councils to deliver this programme locally. The programme is intended to support councils to improve the quality of supported housing, both the accommodation and support services, through greater local scrutiny.
- The Adult Social Care Reform White Paper<sup>5</sup> includes a focus on housing, new models of care, digital and technology. A series of measures have been announced that specifically target the housing, housing with care, and technology markets with the aim of helping all people with care and support needs to live well, safely and independently. Lancashire County Council will work with providers of accommodation with support to ensure that preventative approaches, such as the more extensive use of care enabled technology, are used to support older people and working age people with care and support needs to live independently, both in supported housing and in general needs housing.

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<sup>3</sup> [Supported Housing \(Regulatory Oversight\) Bill - Parliamentary Bills - UK Parliament](#)

<sup>4</sup> <https://www.gov.uk/government/publications/supported-housing-improvement-programme-prospectus>

<sup>5</sup> Department of Health and Social Care: [People at the Heart of Care: adult social care reform white paper](#)

## Market opportunities

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- *c.190 units of accommodation with support by 2033/34 for adults with physical disabilities/long term conditions*

These market opportunities are summarised for each of the 12 housing authority areas in Lancashire, showing the estimated need for accommodation with support for local people over the next 10-15 years<sup>6</sup>, covering:

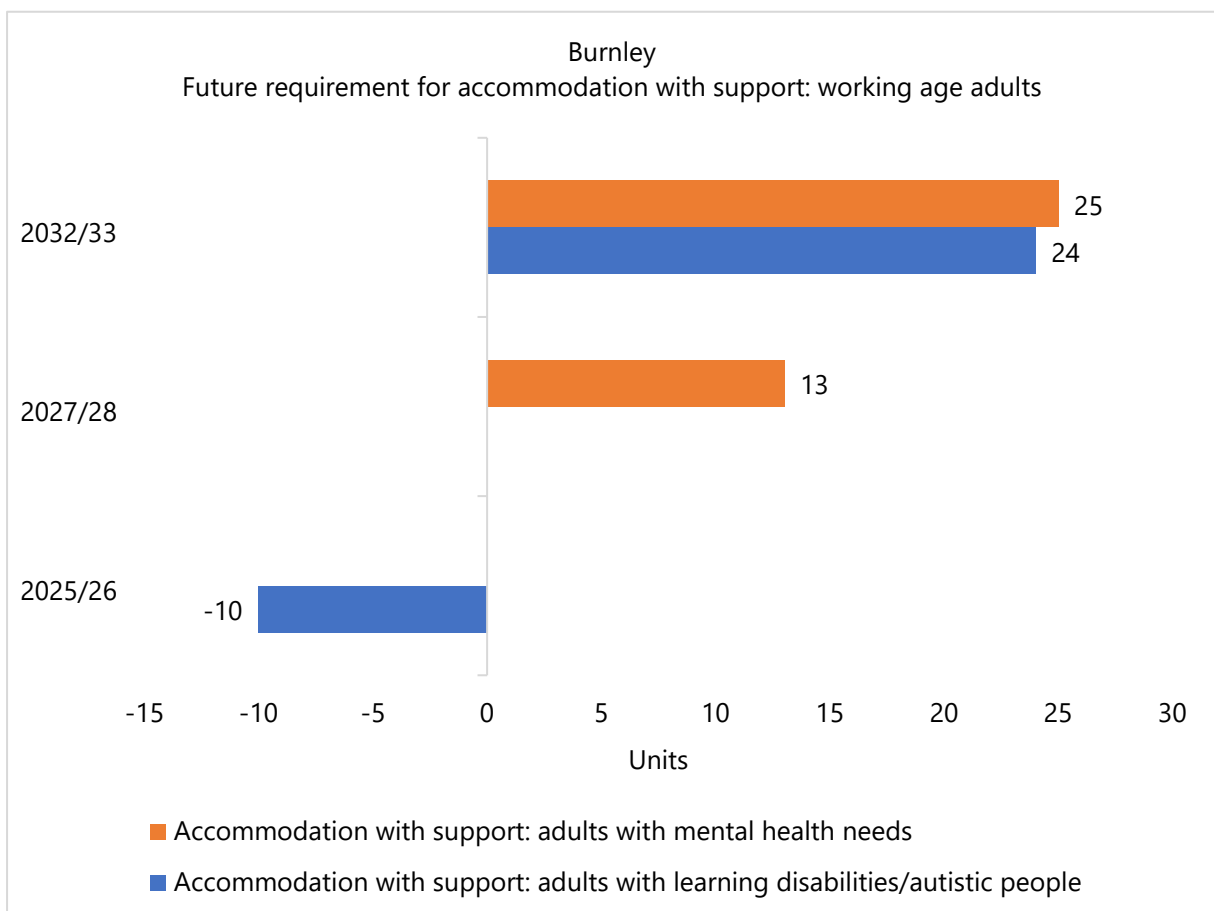
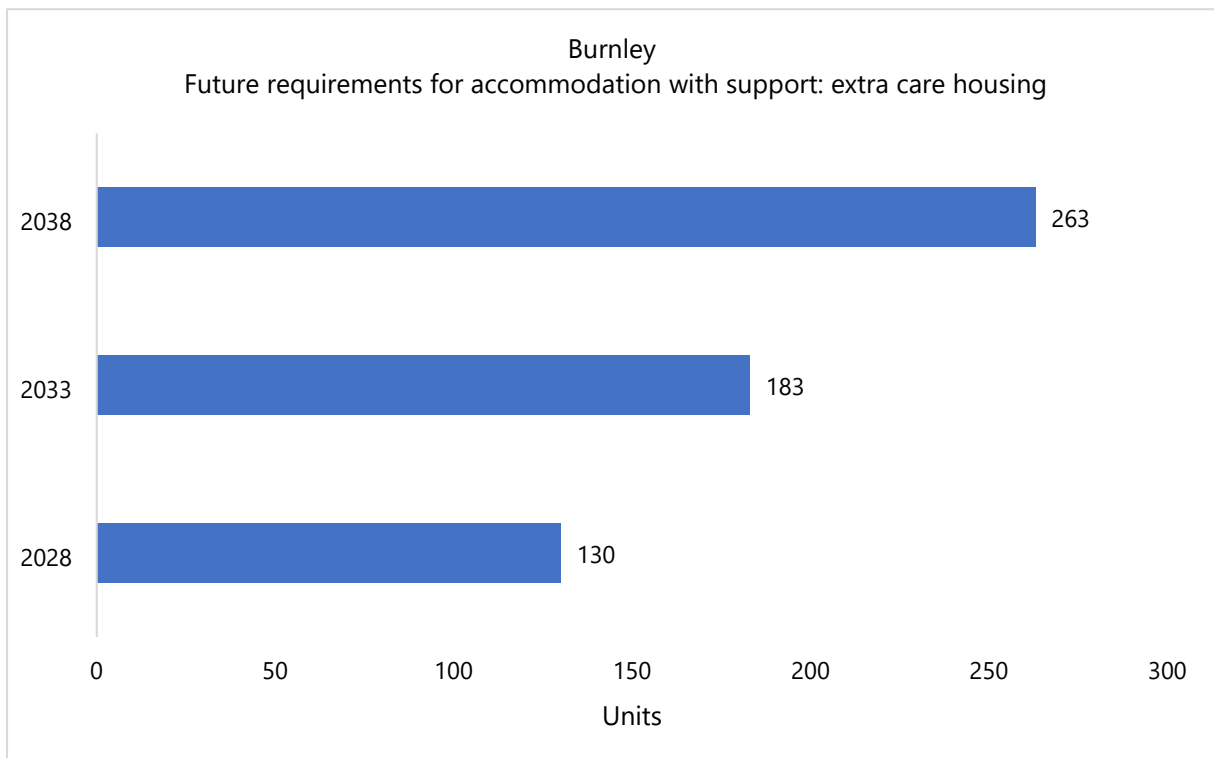
- Need for extra care housing.
- Need for accommodation with support for working age adults with care and support needs.
- A summary of need for Lancashire.

To discuss these opportunities in more detail, including specific locations, please contact us (page 31).

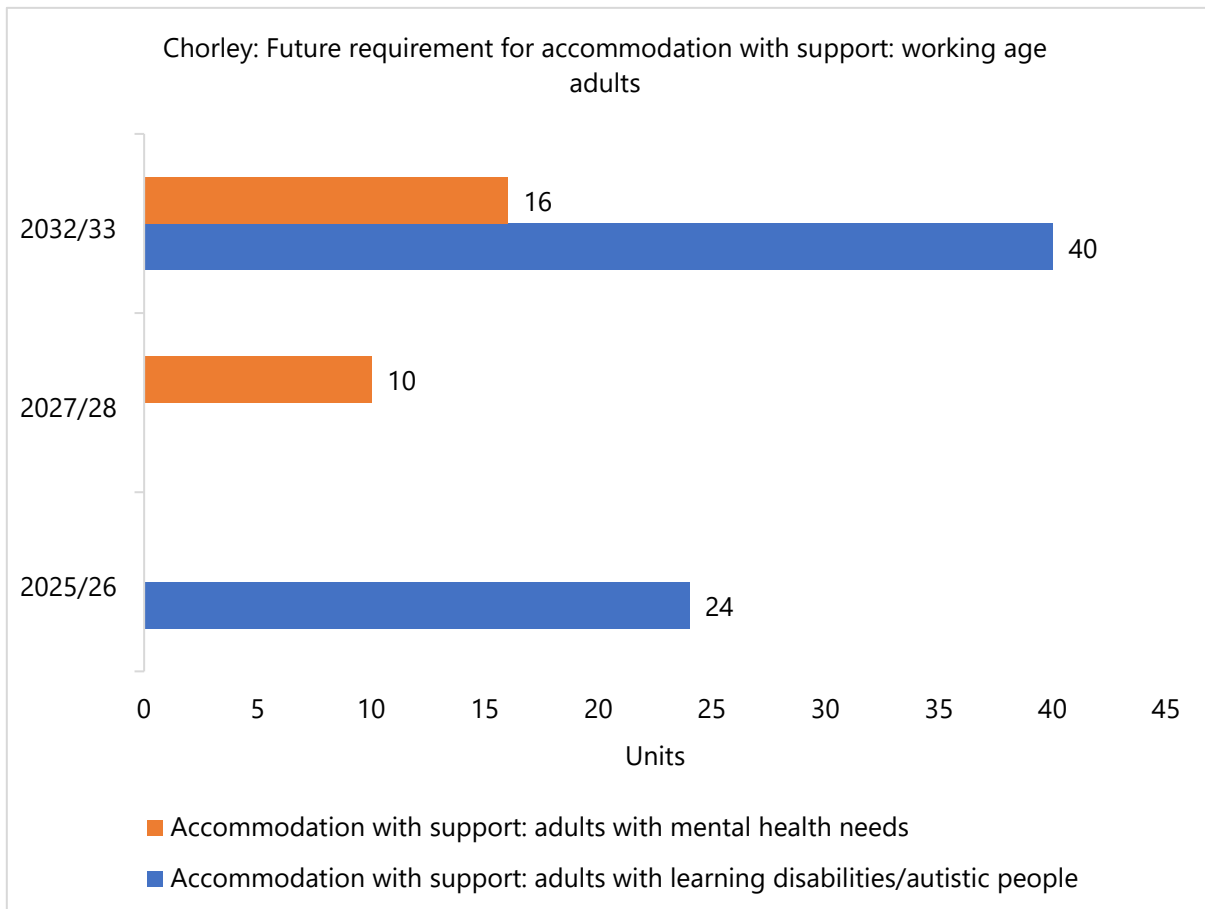
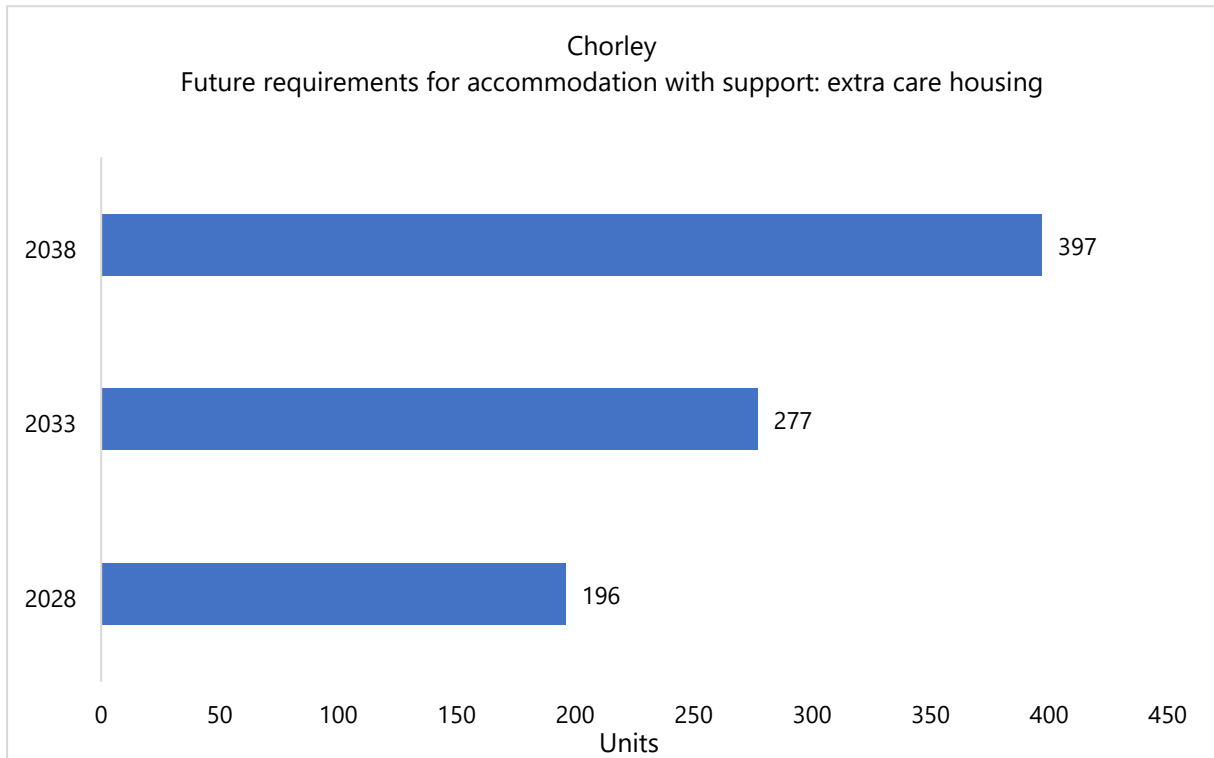
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<sup>6</sup> NB. The estimated number of units in the graphics are not cumulative, e.g. the total estimated number of units of extra care housing required by 2038/2033 includes all estimated need up to that date.

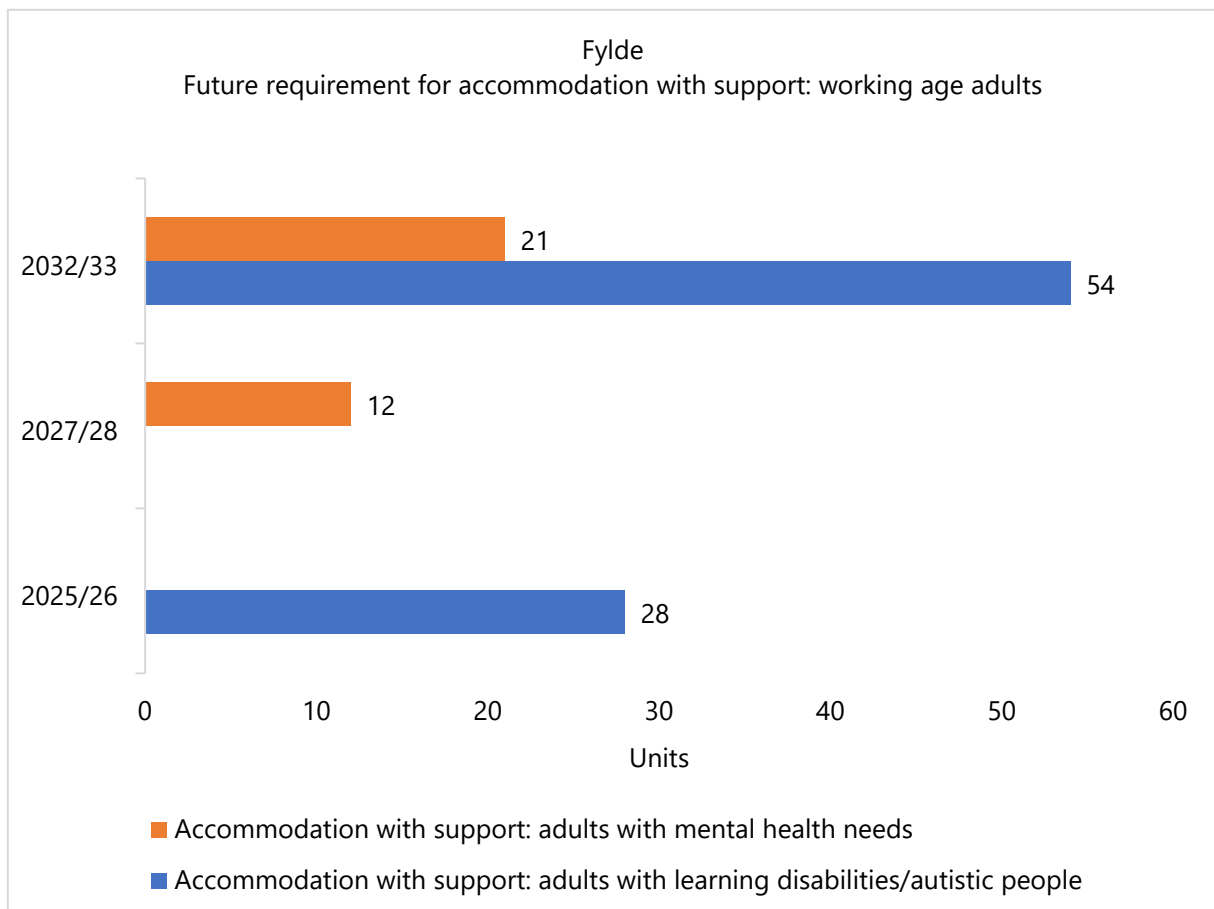
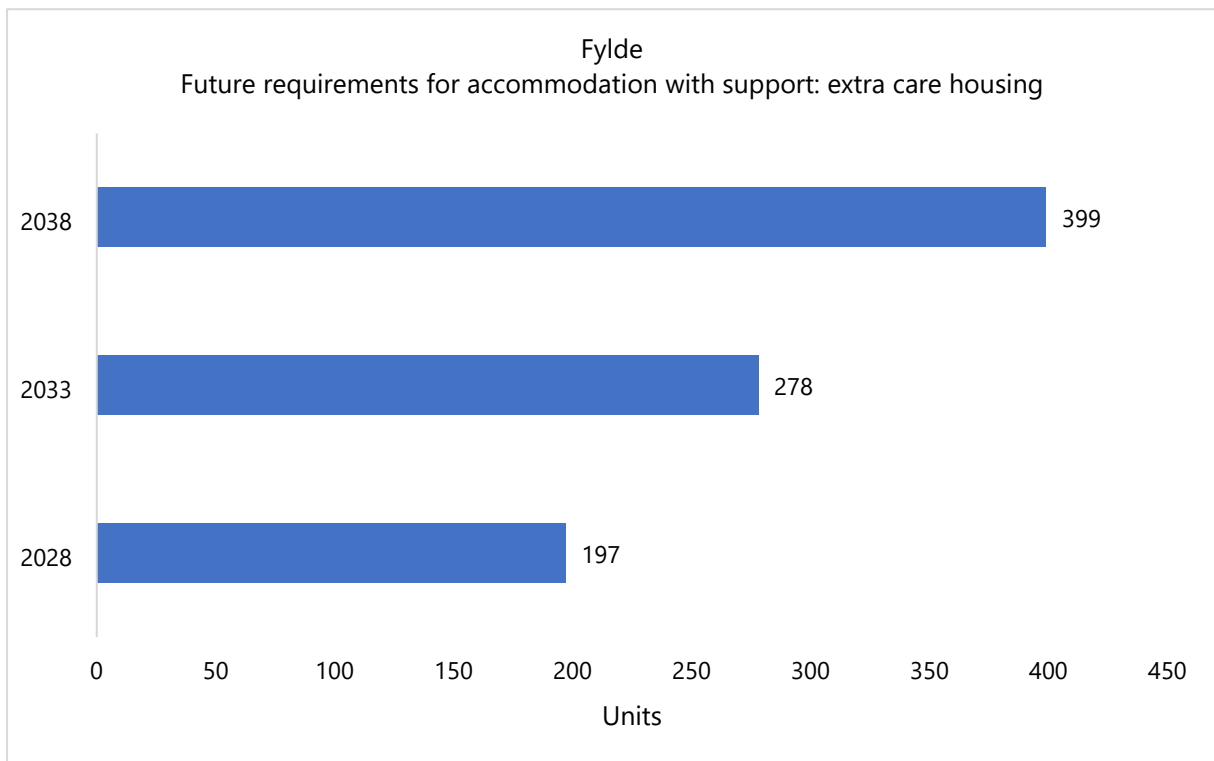
### Burnley



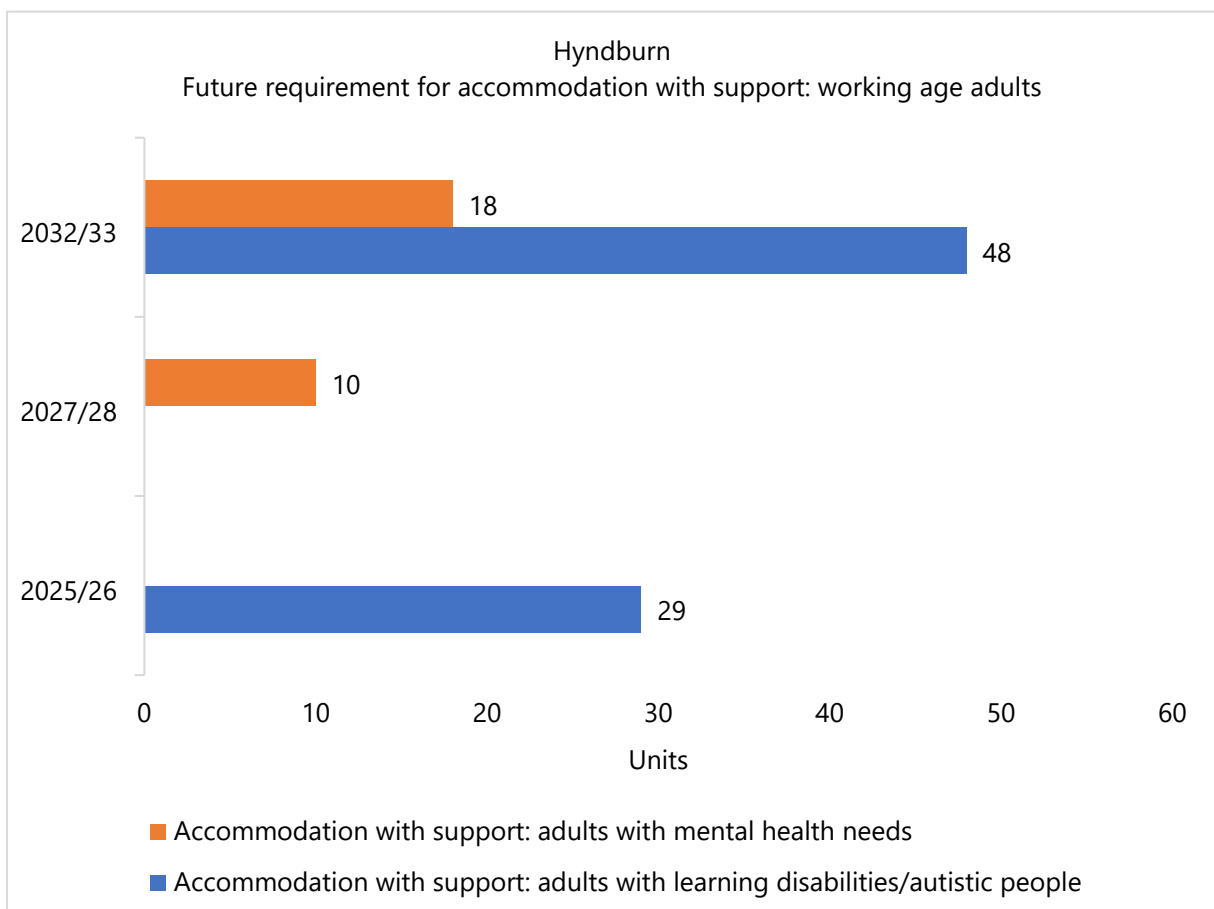
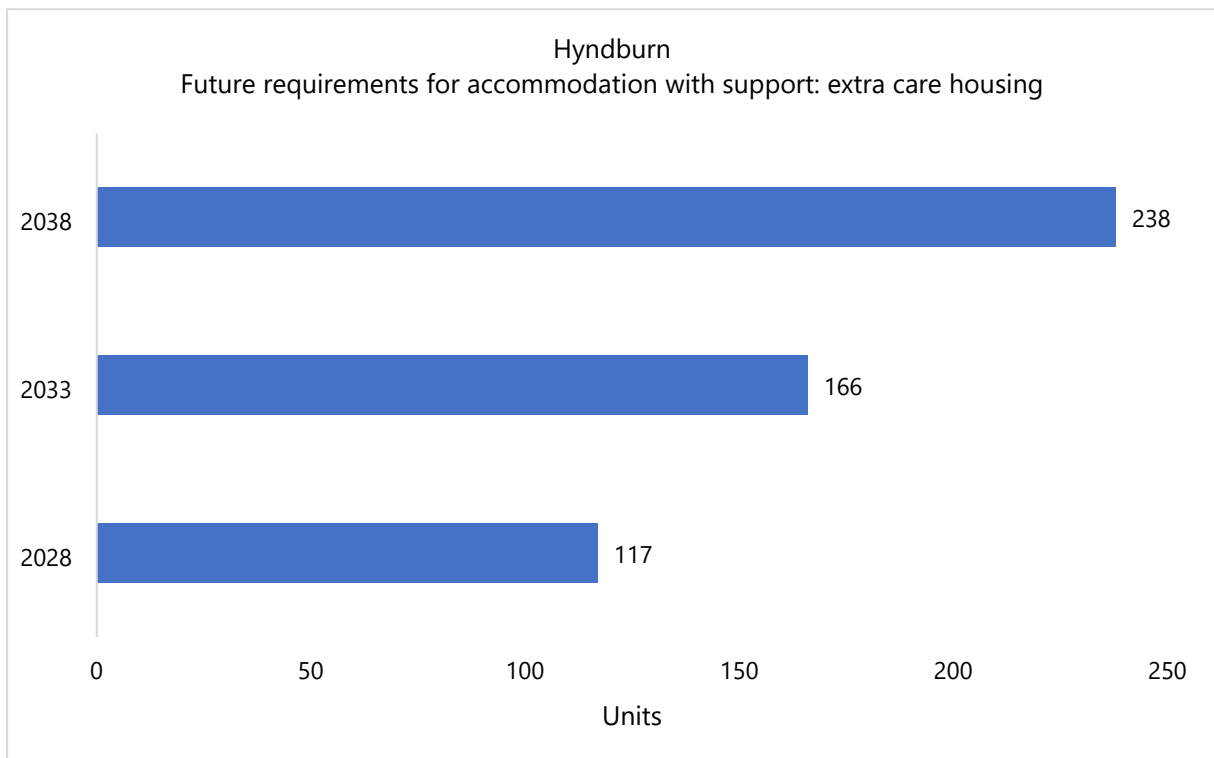
### Chorley



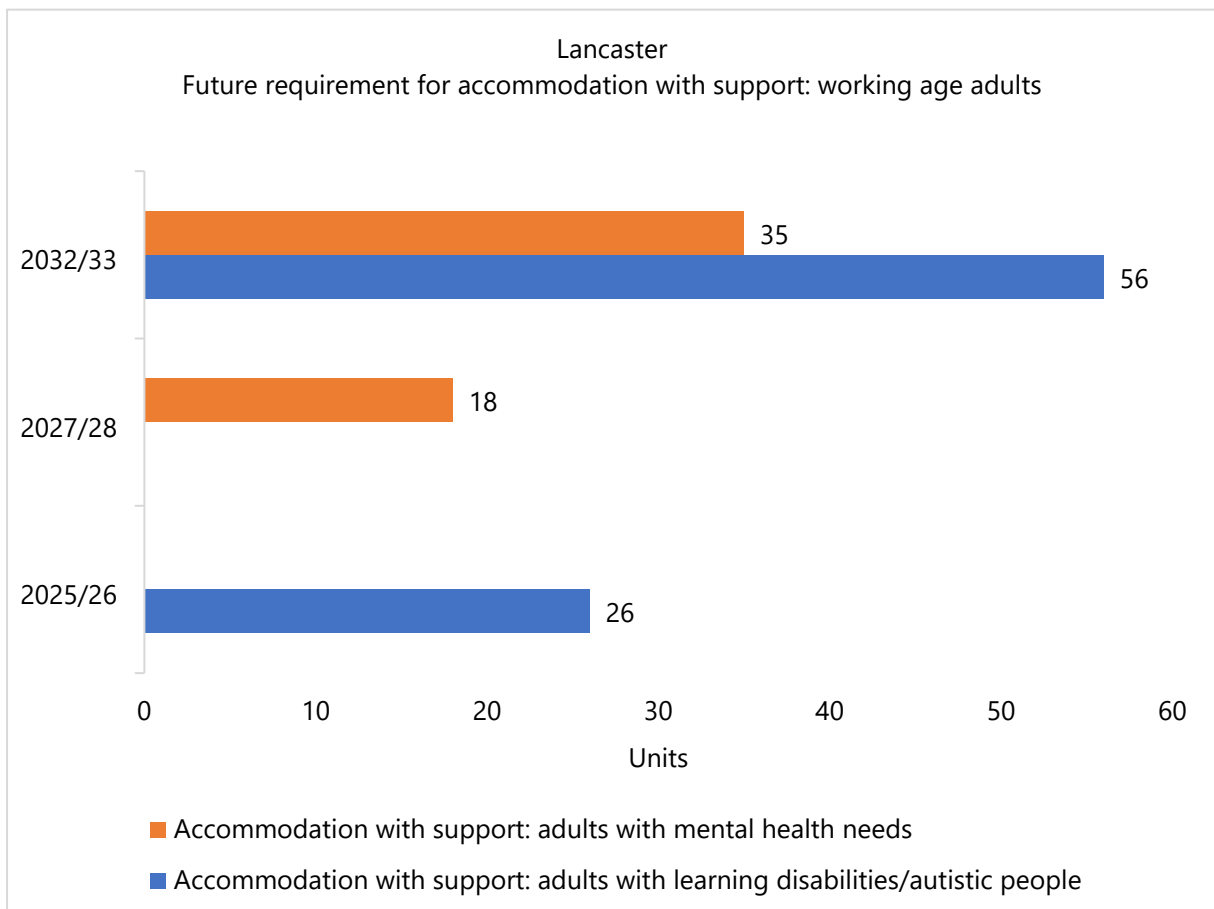
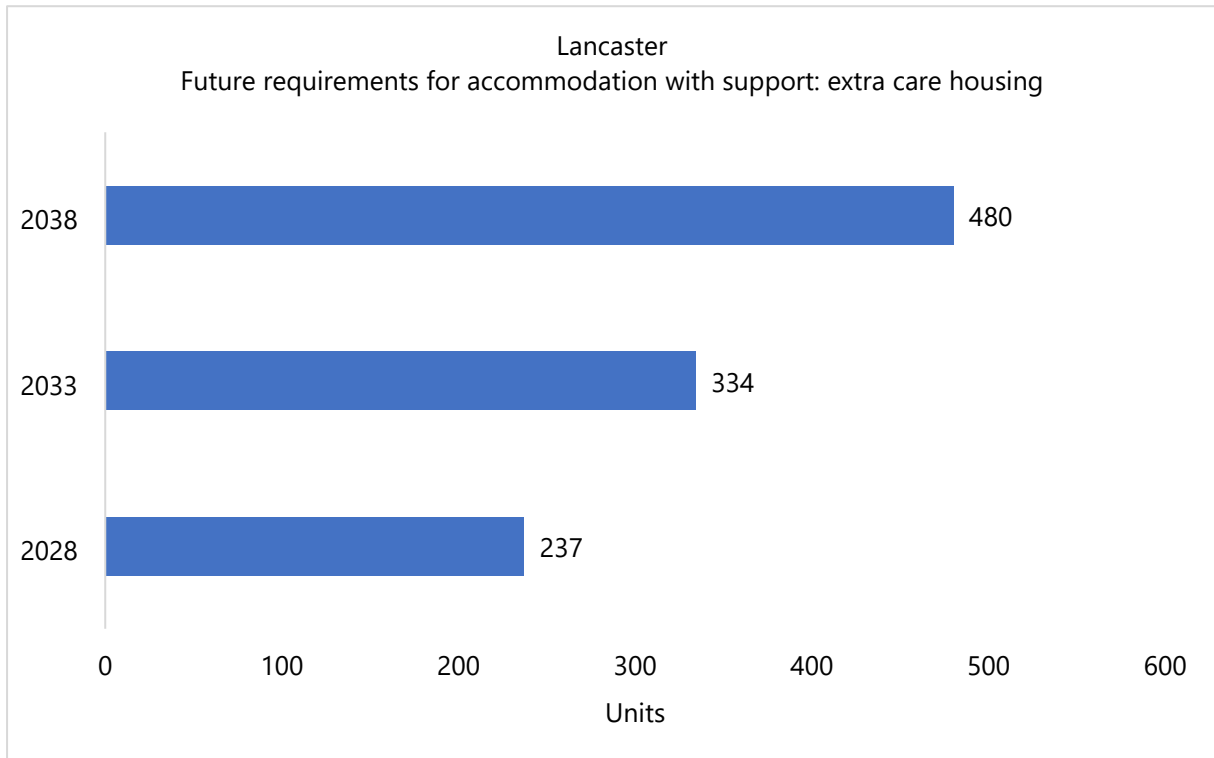
**Fylde**



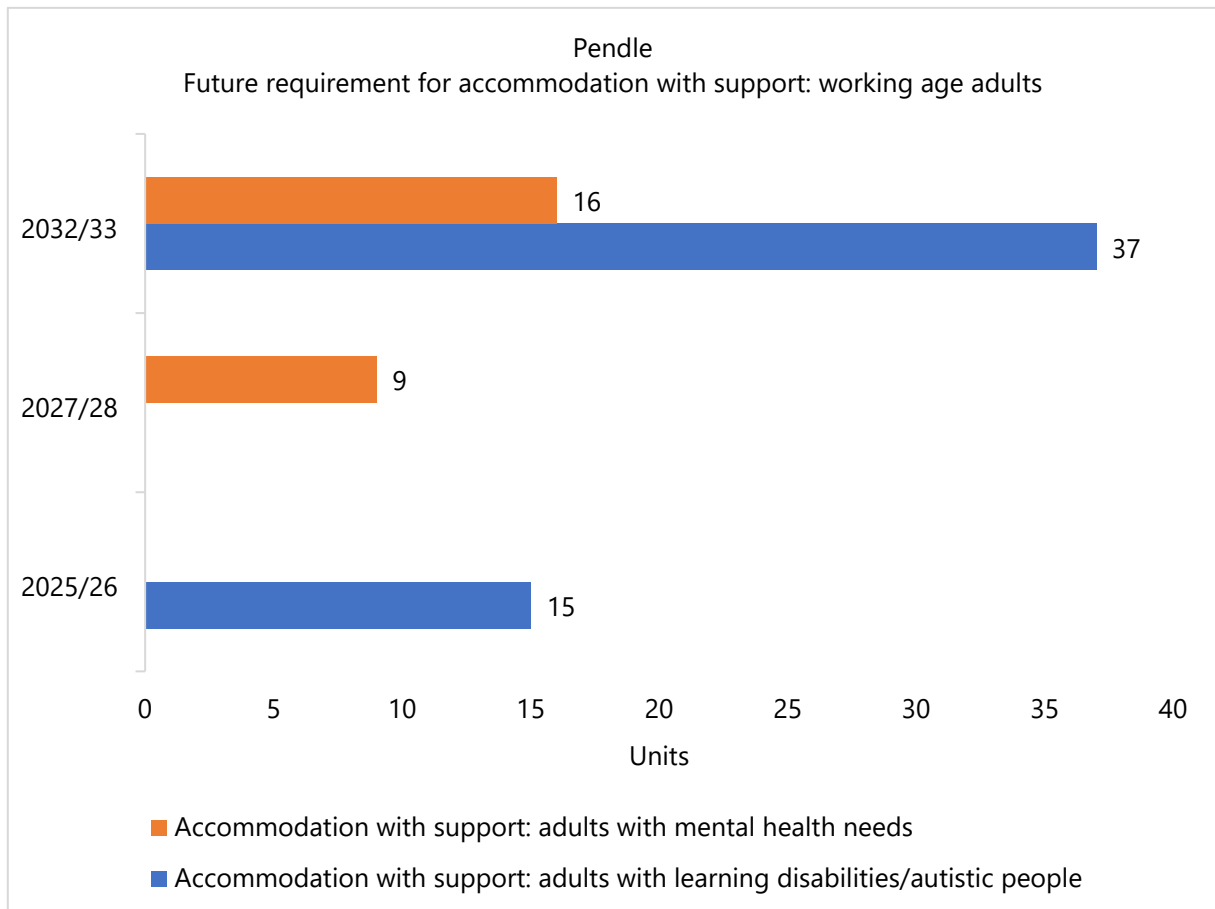
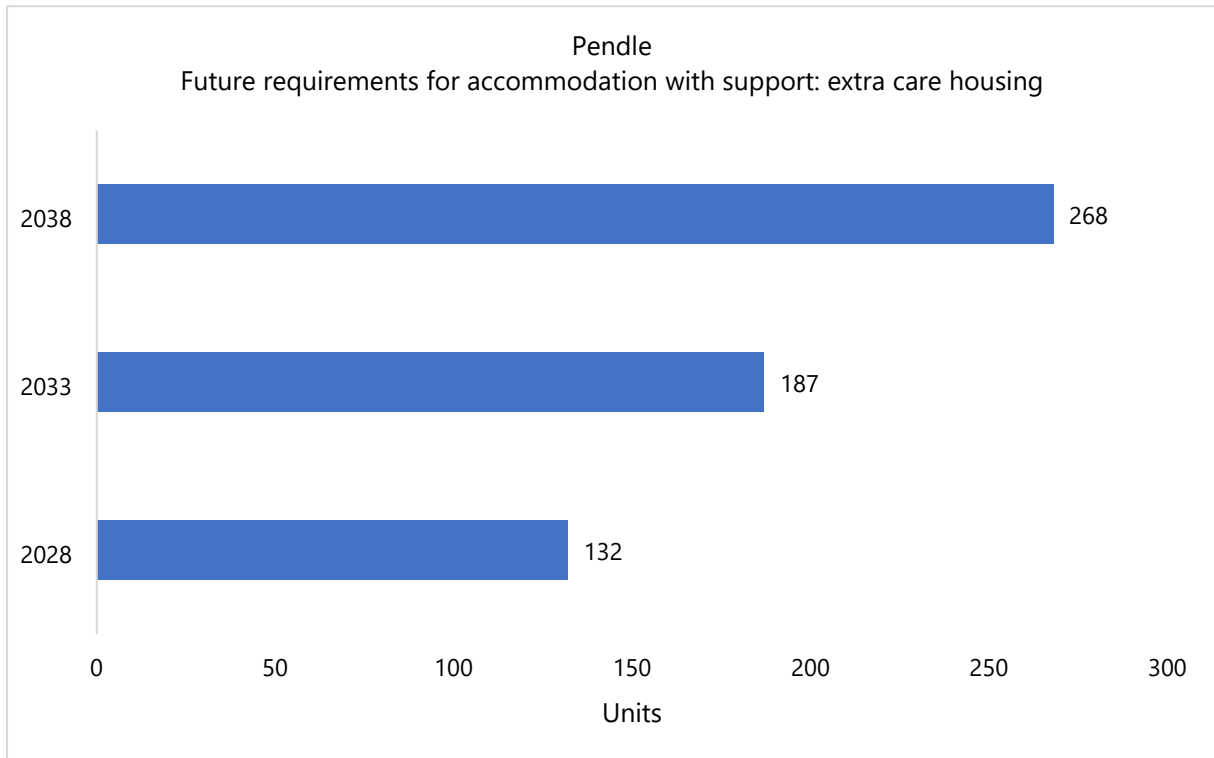
### Hyndburn



**Lancaster**

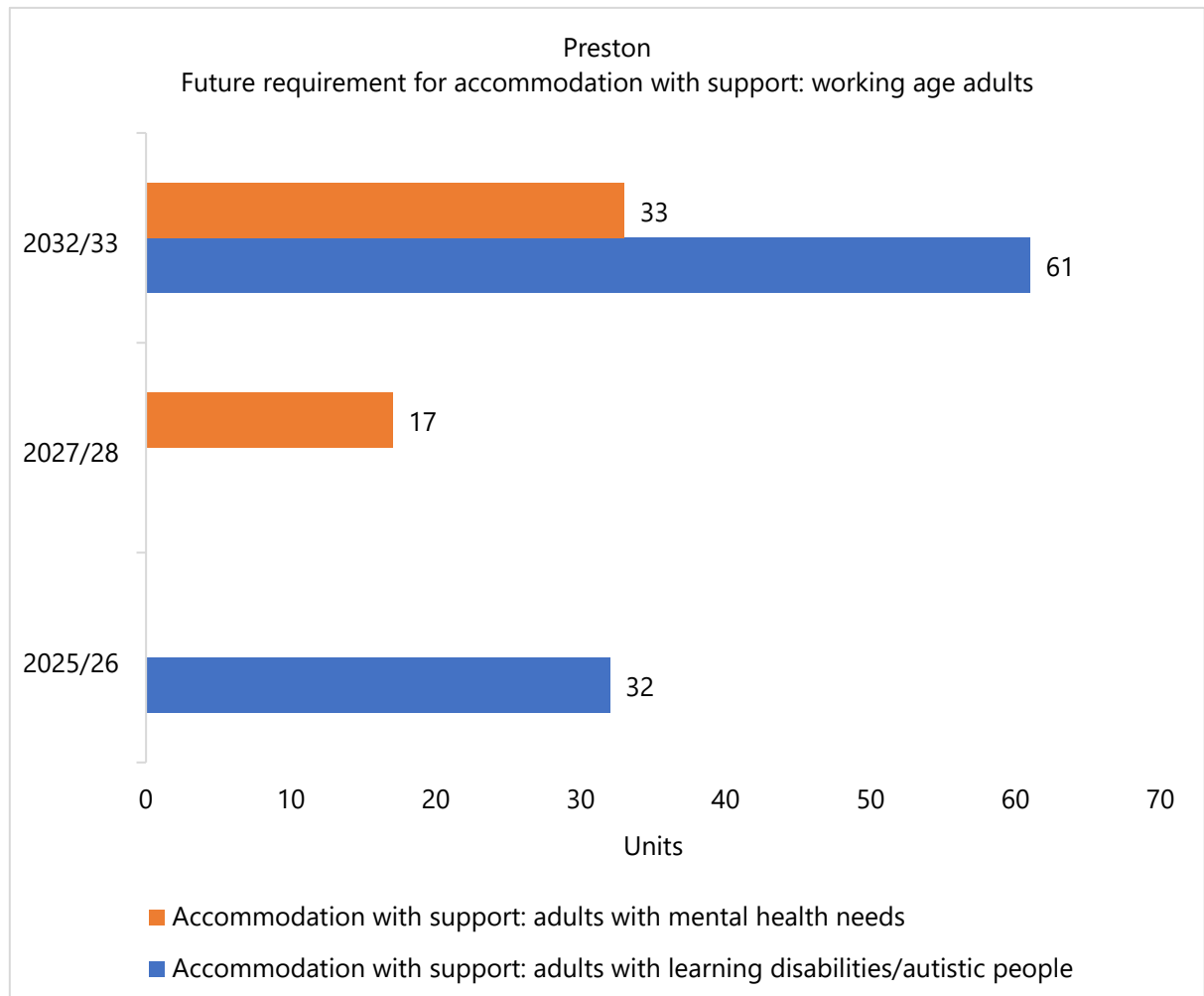
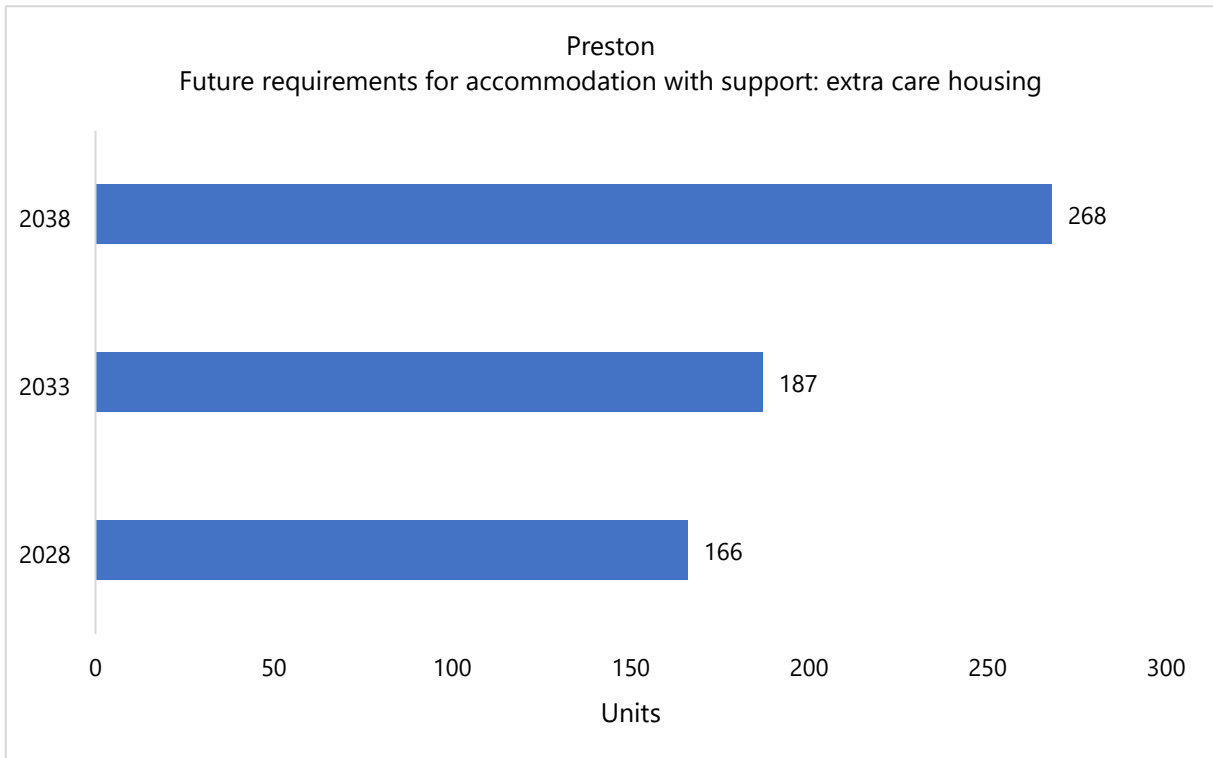


**Pendle**

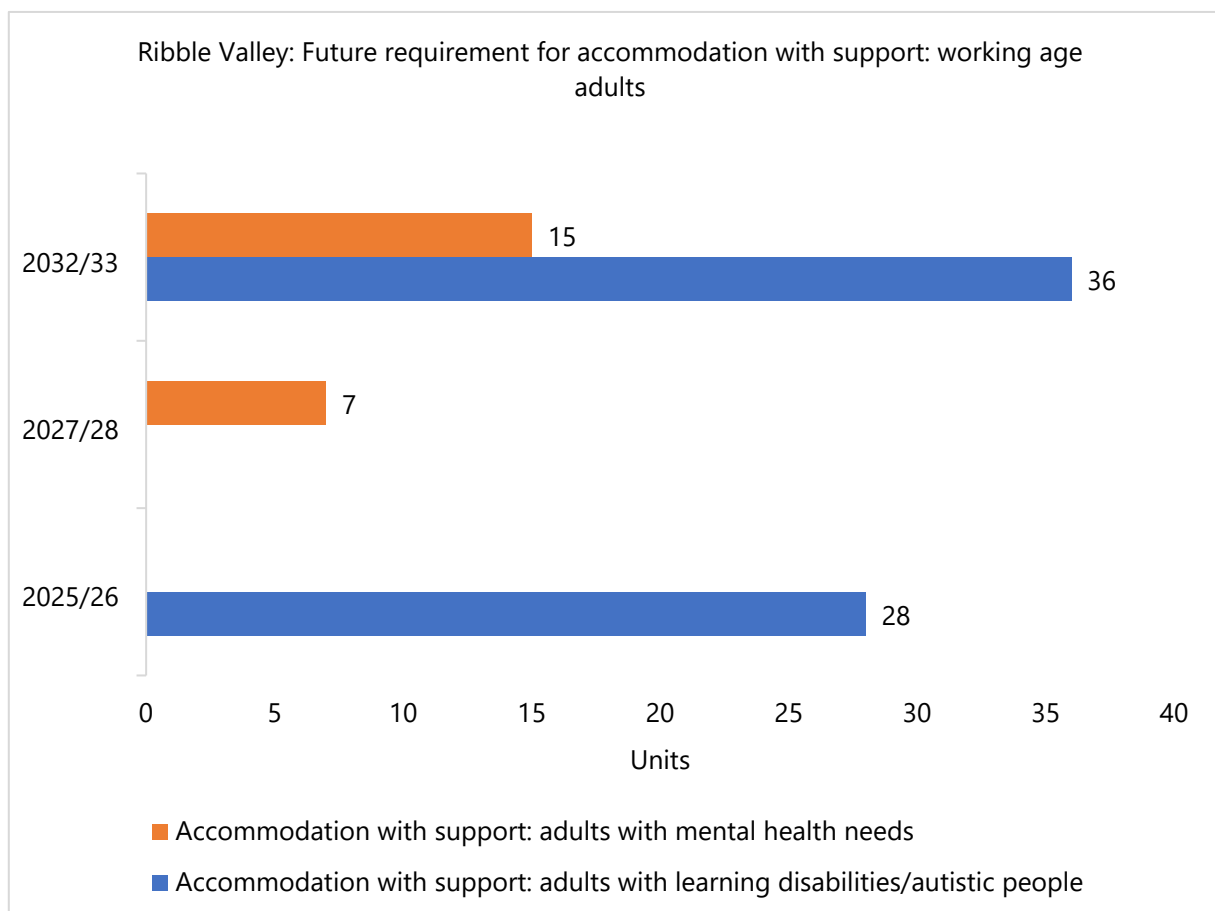
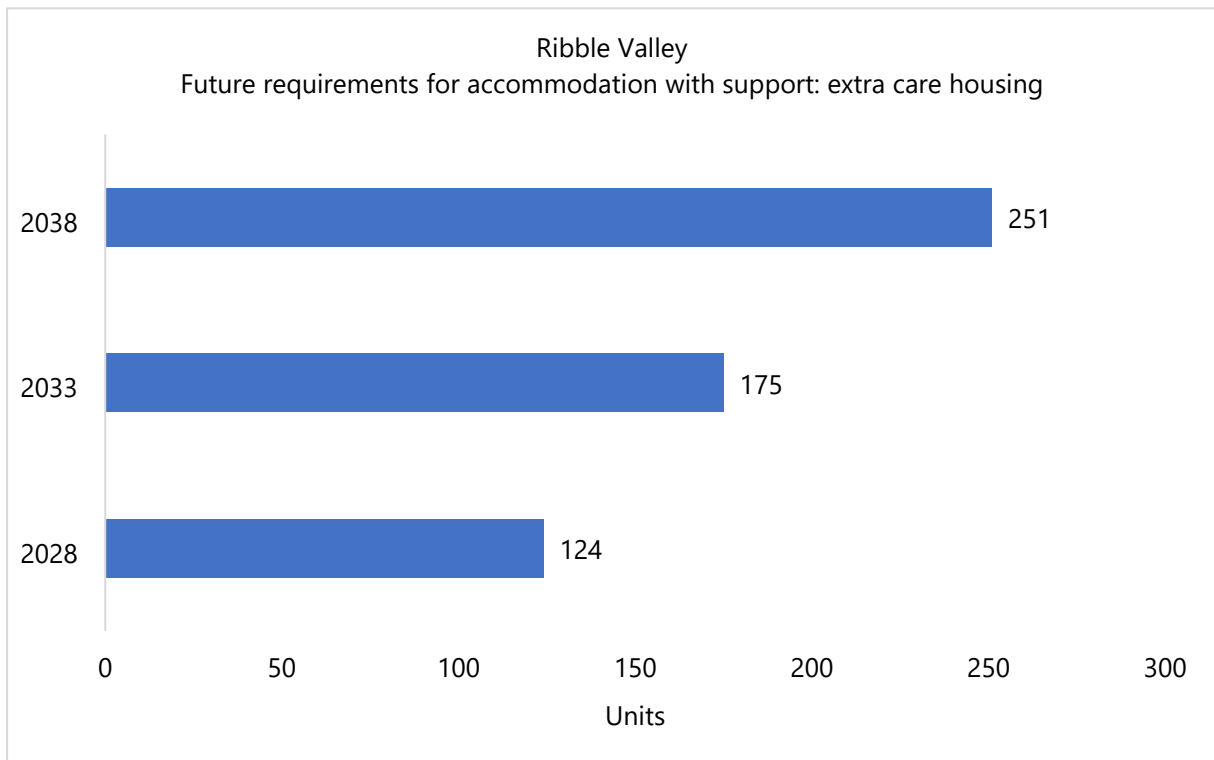




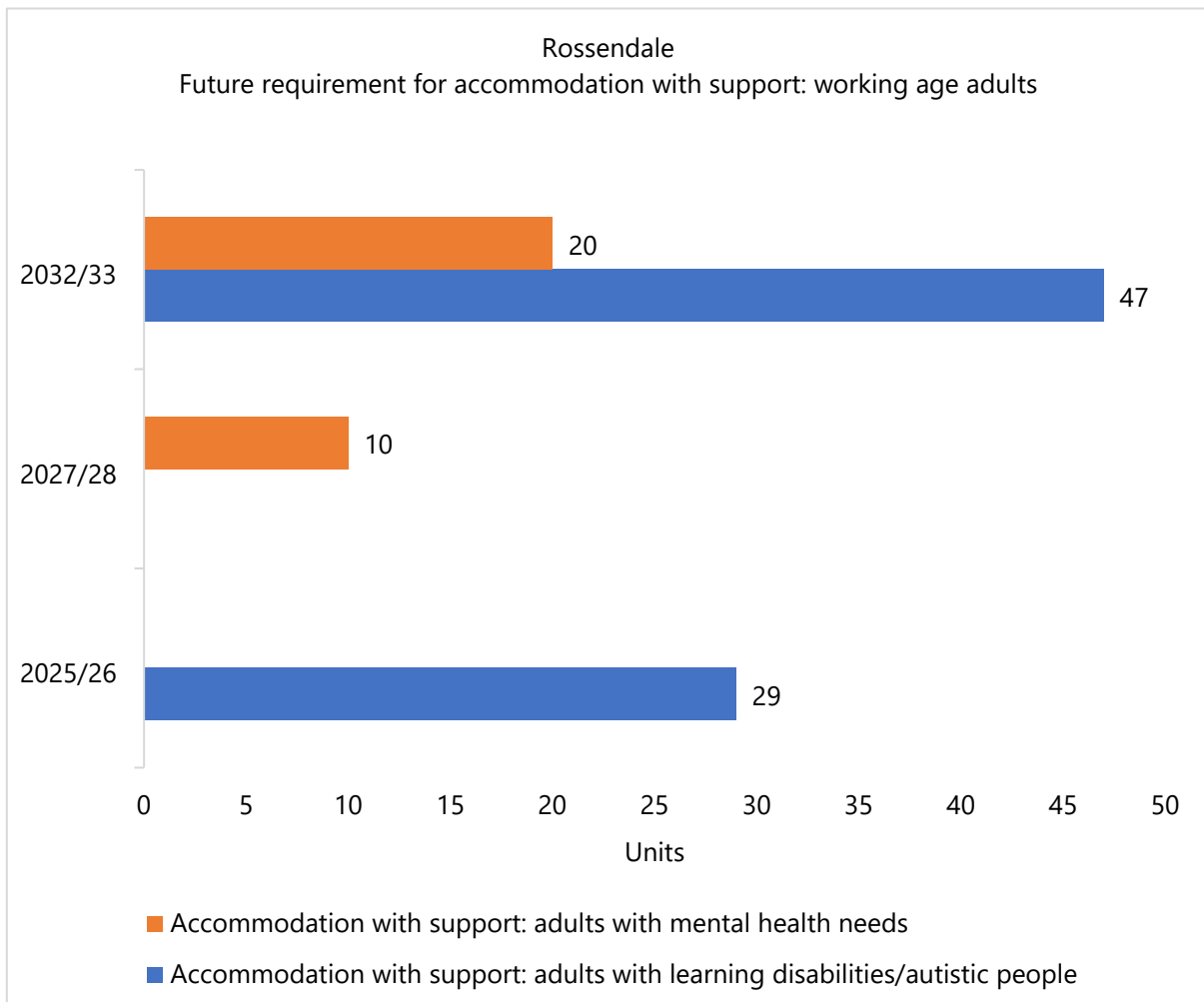
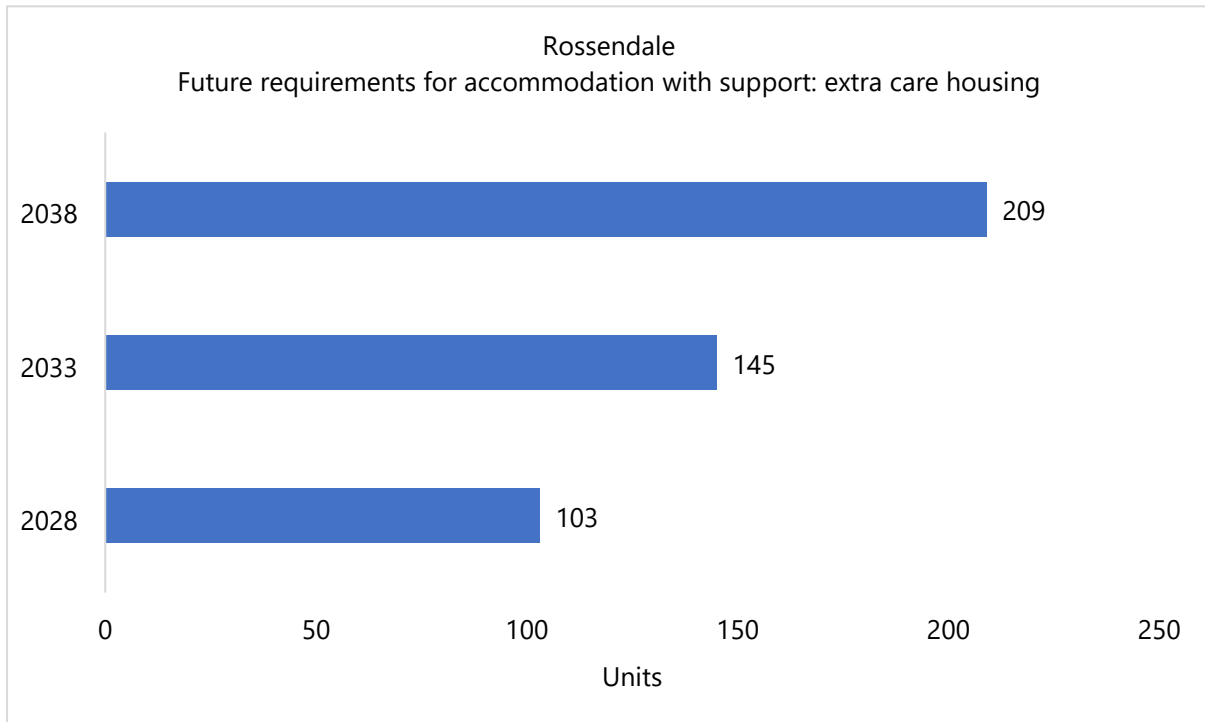
**Preston**



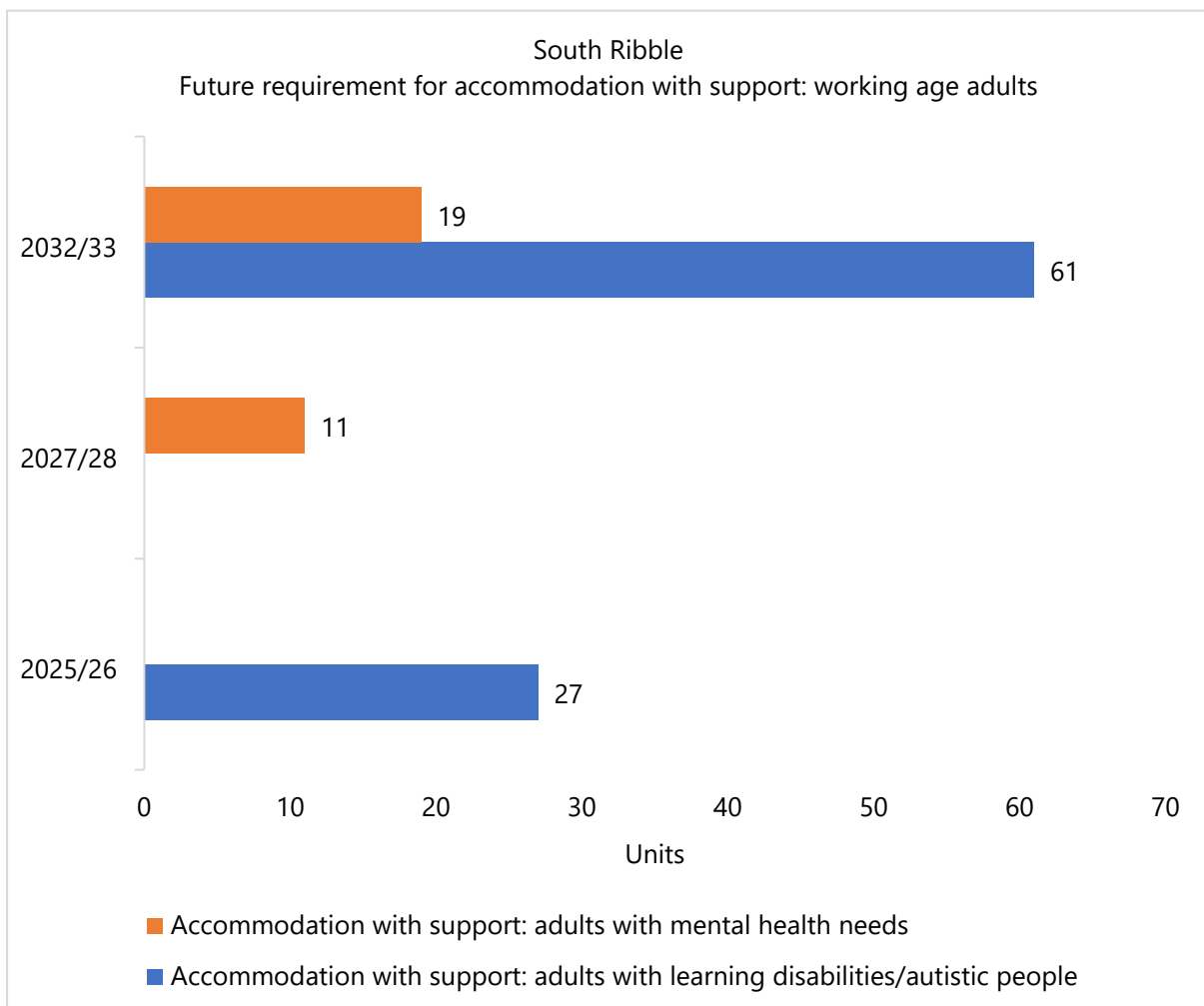
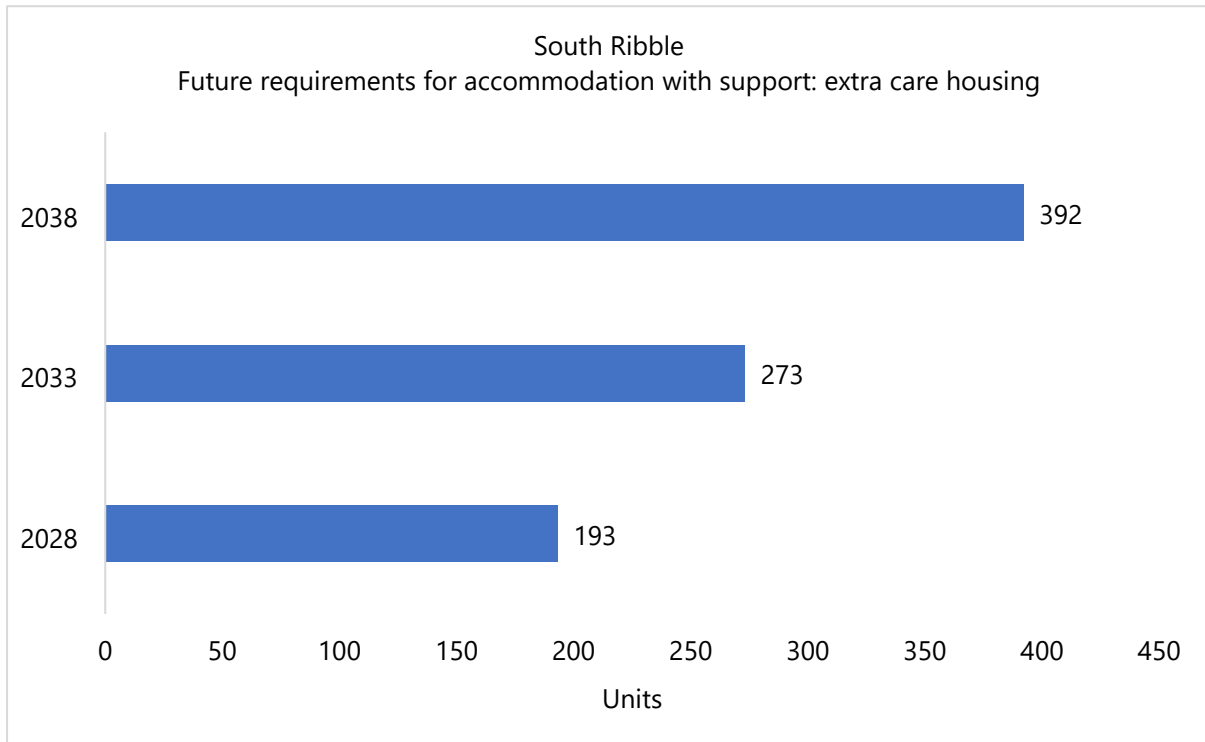
### Ribble Valley



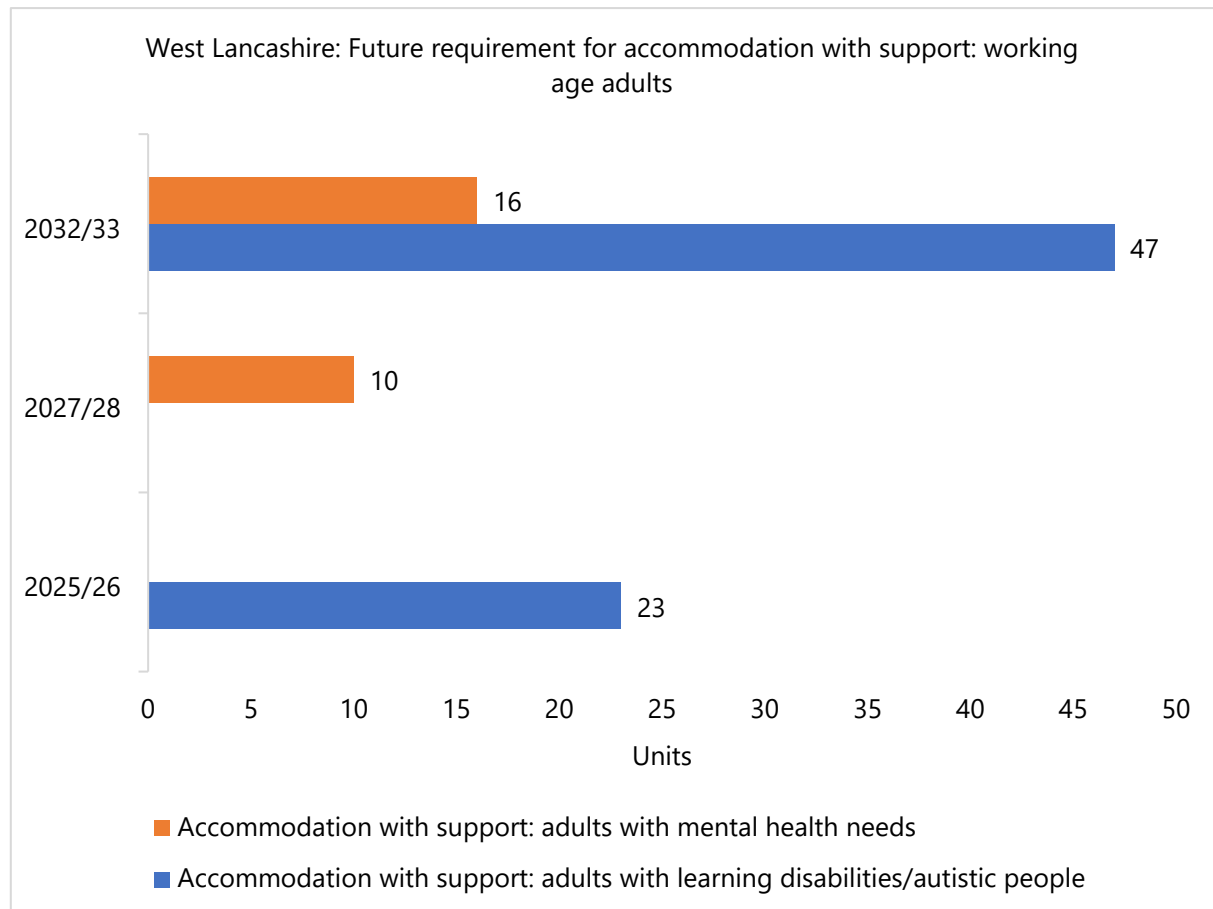
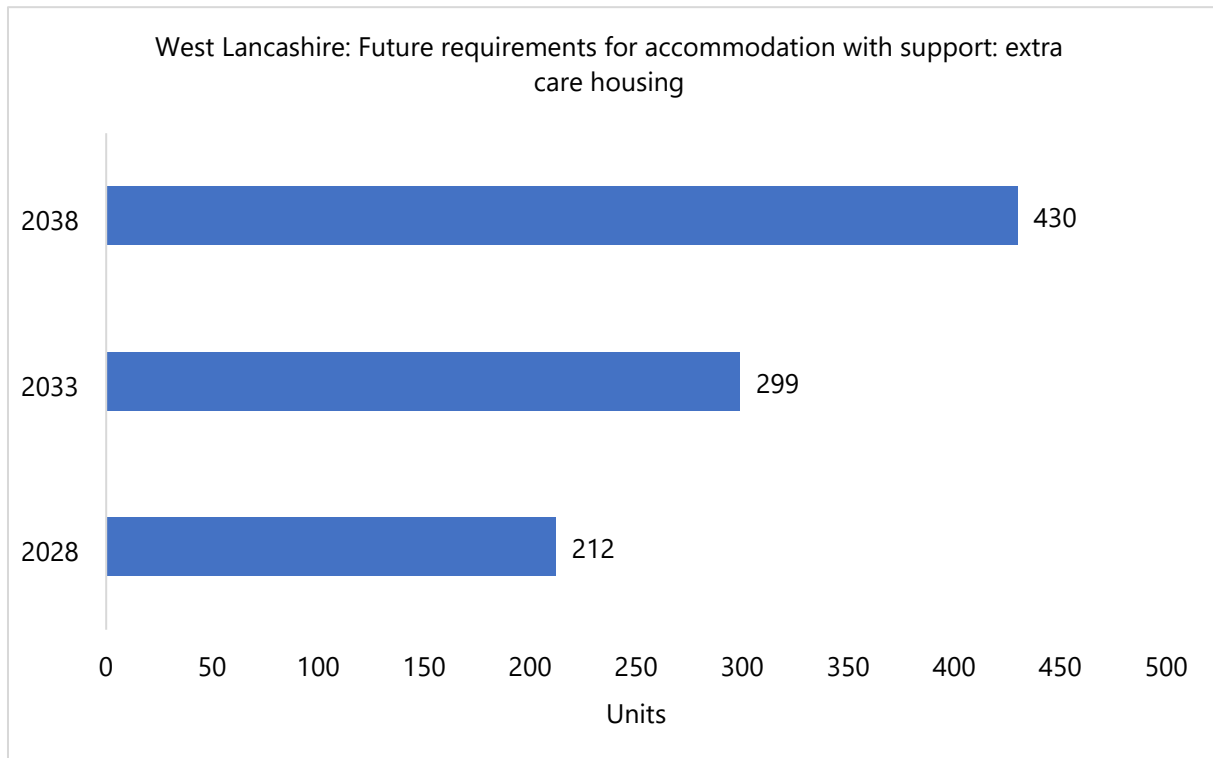
**Rosendale**



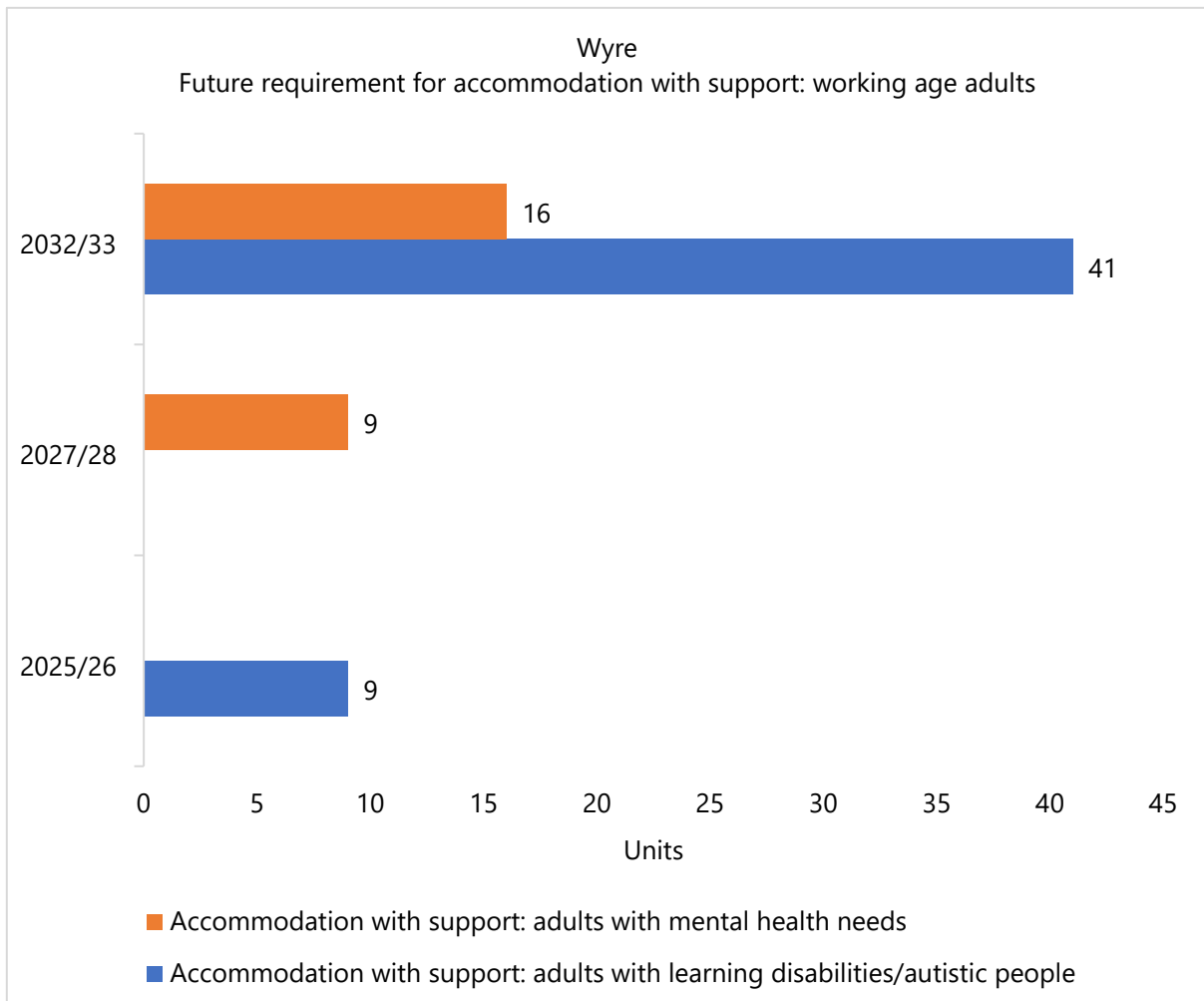
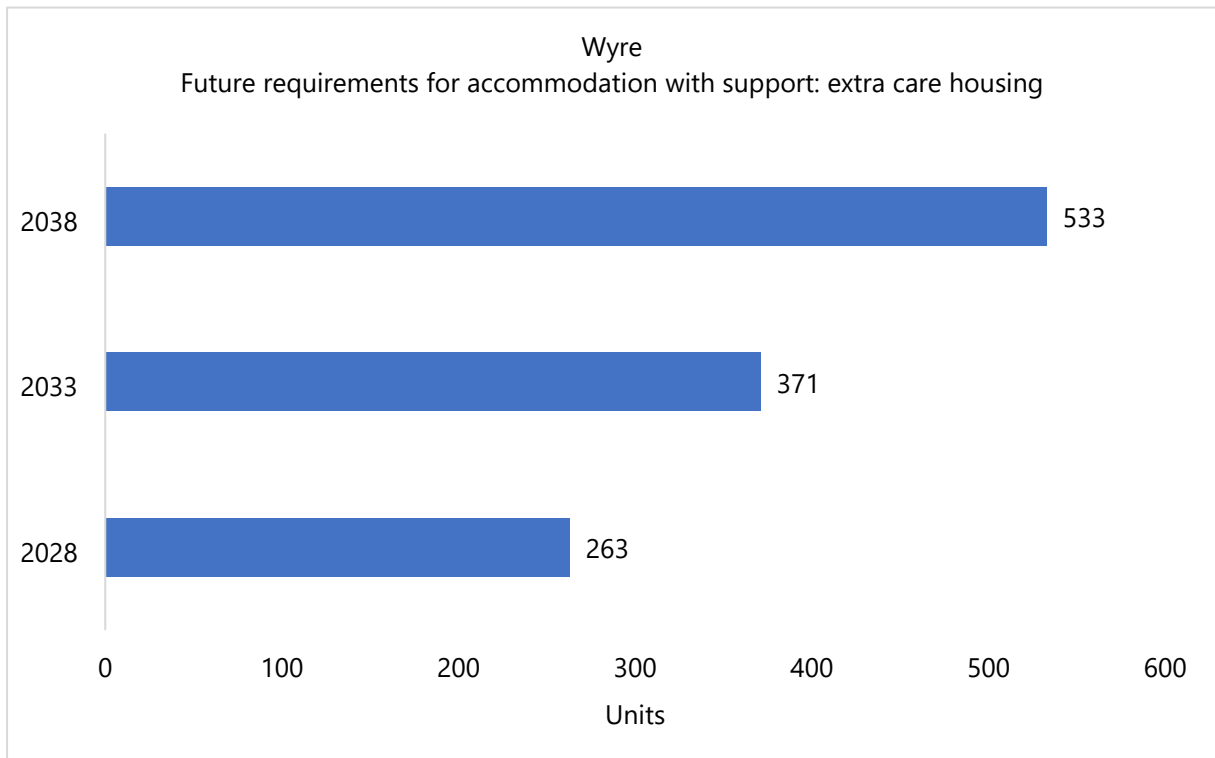
**South Ribble**



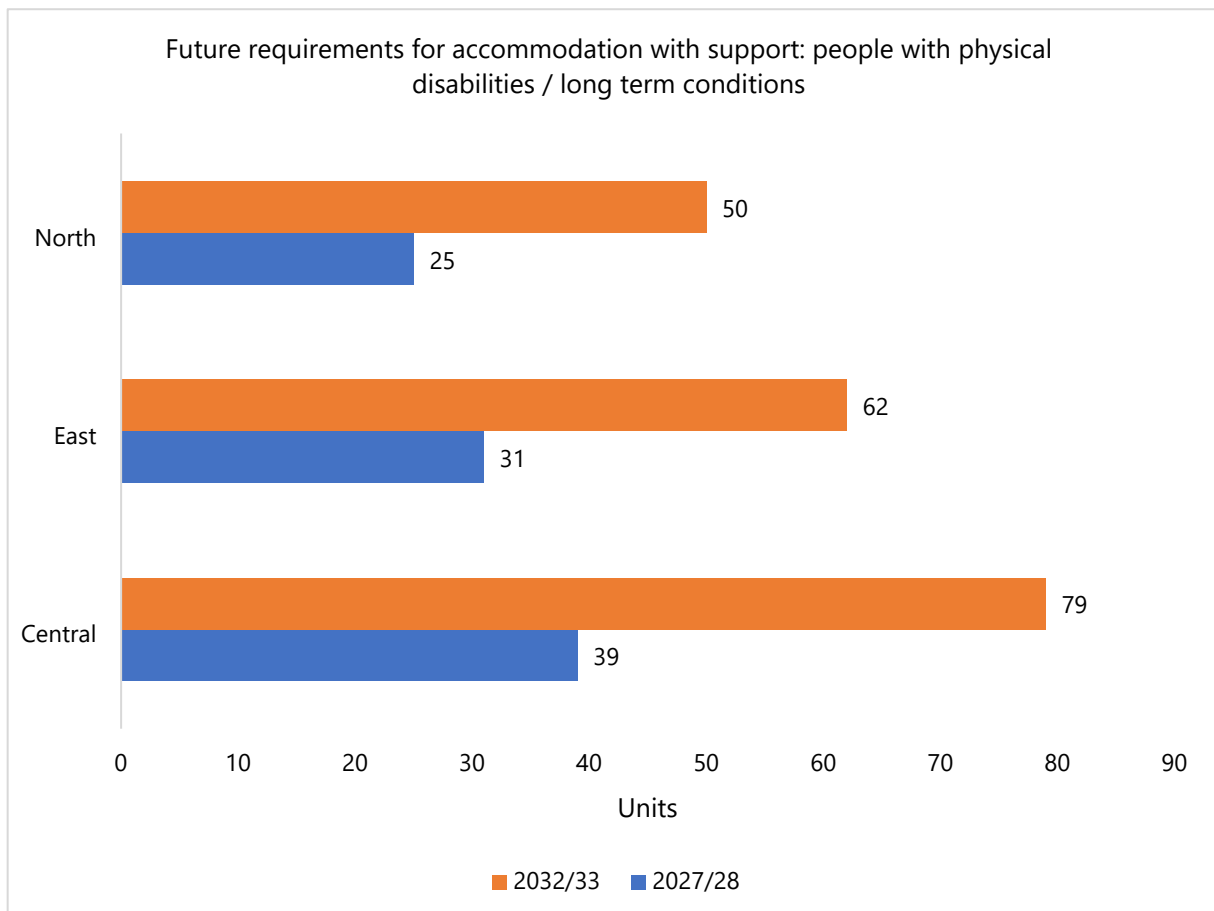
**West Lancashire**



**Wyre**

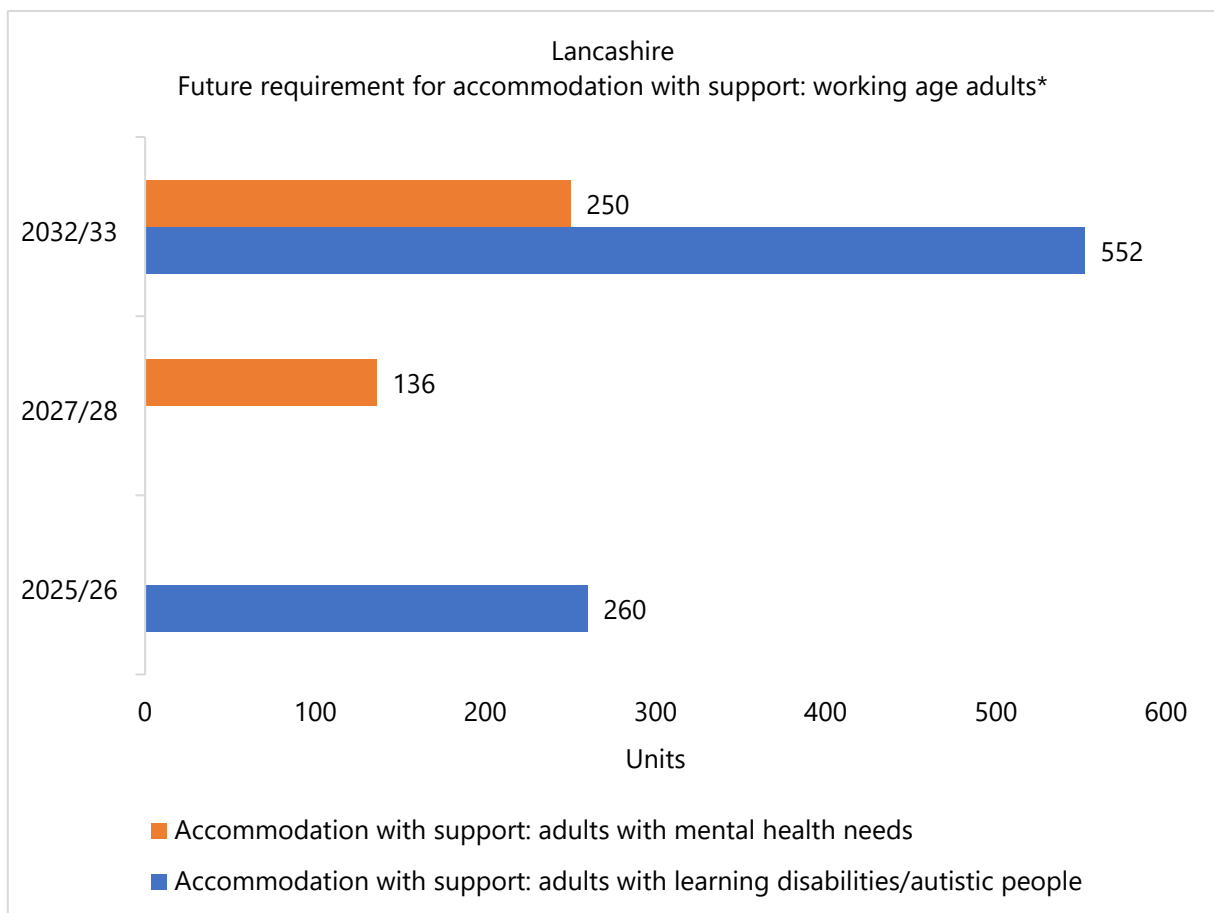
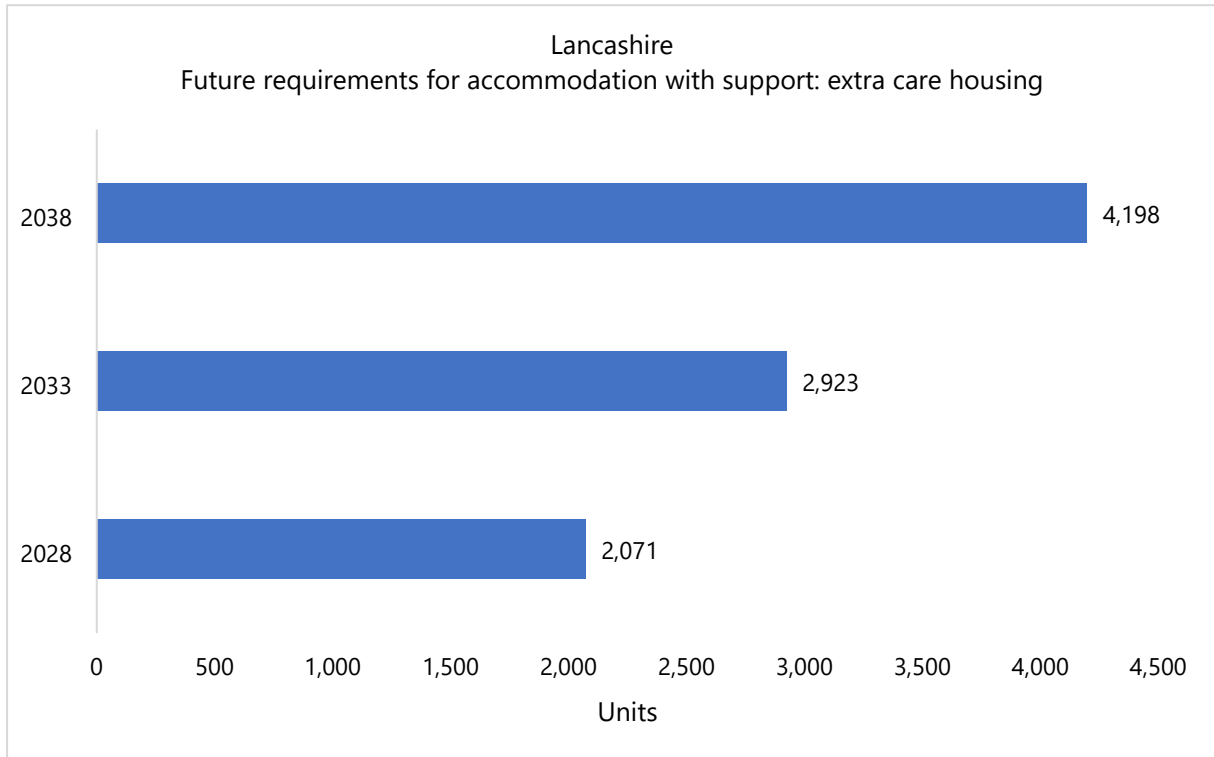


**Estimated need for accommodation with support for people with physical disabilities/long term conditions**



Estimated need is shown by areas within Lancashire: Central (Preston; Chorley and South Ribble; and West Lancashire), East (Burnley; Hyndburn; Pendle; Rossendale and Ribble Valley) and North (Fylde; Wyre; and Lancaster).

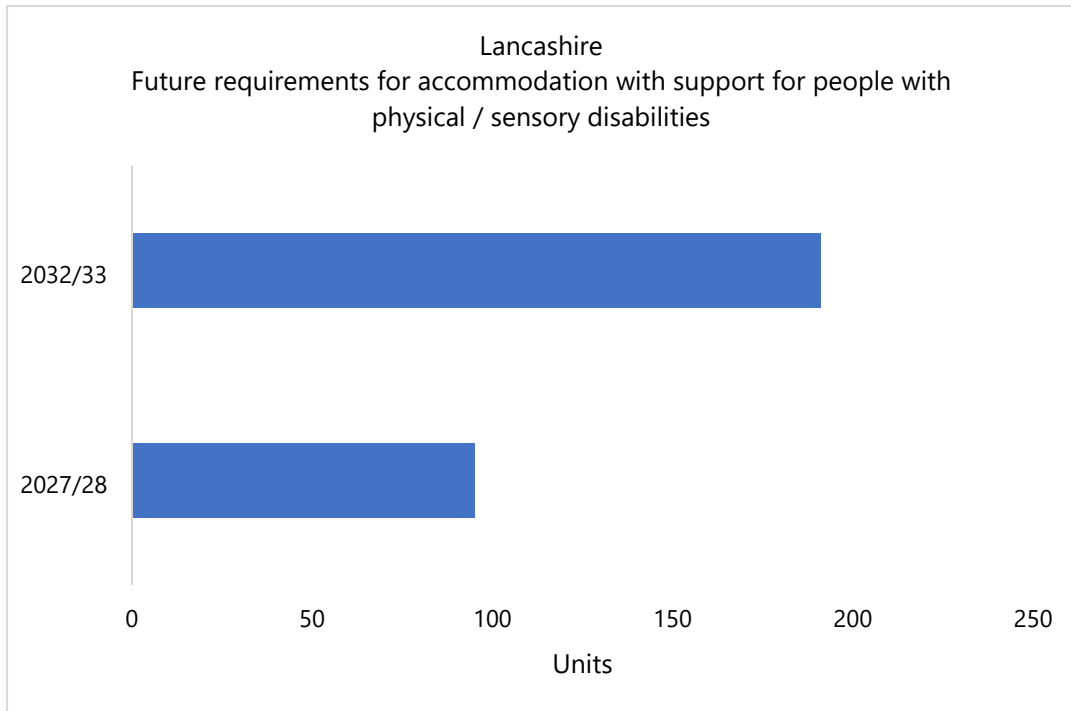
**Summary: Future need for accommodation: Lancashire (overall)**





## Lancashire Accommodation with Support Plan

\*In addition, there are c.60 people who currently inpatients in hospital settings who need to be discharged into a housing with support setting. Of these 60 people, 35 are likely to be ready for discharge within 12 months, 13 are likely to be ready for discharge within 2 years and 12 are likely to be ready for discharge in 3+ years.



## Housing quality and design standards

### *Design guidance*

Good quality design is essential for accommodation with support services. The following summary of design standards are for extra care housing but they will in many cases apply to accommodation with support for working age adults with care and support needs.

Good design is important to maximise the functionality and desirability of extra care housing. Extra care housing and accommodation with support for working age adults with care and support needs should reflect as far as possible the HAPPI<sup>7</sup> design principles.

The space standards for any proposed supported and specialist accommodation should be discussed with local authority commissioners.

Appropriate design features include:

- Self-contained homes that are built with older people and other people with care and support needs in mind, which can be easily adapted.
- Modern building standards and energy efficient design to help to keep energy costs as low as possible.
- Maximise levels of natural light throughout the scheme and include windows with low window sills to allow people who are seated or in bed to easily see out of the windows.
- Equipment, signage, internal décor and landscaping that enable people who have physical, sensory or cognitive impairments to be as independent as possible.
- Fully accessible, landscaped outside space that is stimulating, contains seating and opportunities to be active.
- Hardwiring and wi-fi enabled telecare and telehealth equipment. Potential for the use of different types of assistive technology.
- Communal facilities that are sufficient for the size of the scheme, providing facilities and activities that are complementary to those available in the local community and that facilitate a healthy and active lifestyle.
- Located close to local amenities in order to enhance the opportunities for residents to take part in the life of the local community. Residents should have easy access to shops, doctors, pharmacists and leisure activities.
- A restaurant/cafe to give residents the option to eat a hot meal with friends and visitors (in extra care housing).

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<sup>7</sup> <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

- Where appropriate consideration should be given to guidance from *Building the Right Support*<sup>8</sup> and *Right Support, Right Care, Right Culture*<sup>9</sup> (e.g. in relation to supported housing for people with learning disabilities).

### *Standards of accommodation and support*

The councils in Lancashire want to ensure that all accommodation with support services are of good quality. This means both the accommodation and the support services (and care services where applicable) being of good quality.

This will include supported housing providers, including care providers where applicable, meeting legislative, regulatory requirements as appropriate (Charity Commission, Regulator of Social Housing, the Care Quality Commission and Community Interest Companies regulated by the Financial Conduct Authority).

The council will draw on the Government's current guidance *National Statement of Expectations for Supported Housing*<sup>10</sup> as a basis for expectations of supported housing providers in terms of good practice in the delivery and management of accommodation with support services.

However, Lancashire councils' approach to ensuring that supported housing is of a good quality anticipates the intent of the Supported Housing (Regulatory Oversight) Bill that is supported by the Government. When this becomes law the councils anticipate that their approach to ensuring the quality of accommodation with support services will likely include:

- A licensing scheme for all supported housing providers. All providers of supported housing in Lancashire will be required to be licensed by the councils in order to provide supported housing.
- Only providers of supported housing that are licensed by the councils will be able to access specified and exempt accommodation housing benefit status.
- The councils will also review the quality of the provision of support in supported housing services to ensure customers are getting the support they need and require, for example, as part of the Lancashire County Council's approach to safeguarding vulnerable adults.
- Assessment of the value for money provided by supported housing services, ensuring they are affordable for the councils and for the people who live in them.

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<sup>8</sup> <https://www.gov.uk/government/publications/building-the-right-support-for-people-with-a-learning-disability-and-autistic-people>

<sup>9</sup> [https://www.cqc.org.uk/sites/default/files/2022-06/900582%20Right%20support%20right%20care%20right%20culture\\_v5\\_0.pdf](https://www.cqc.org.uk/sites/default/files/2022-06/900582%20Right%20support%20right%20care%20right%20culture_v5_0.pdf)

<sup>10</sup> <https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations#:~:text=We%20would%20encourage%20supported%20housing,and%20quality%20of%20housing%20services.>

In the meantime, before the Supported Housing (Regulatory Oversight) Bill becomes law, Lancaster City Council is part of the Government's Supported Housing Improvement Programme (SHIP). All councils in Lancashire will be able to draw on the learning from this approach to working with providers of supported housing services to ensure that both the quality of accommodation used for supported housing and the support services provided are of a good quality.

## Working with us

This plan is the beginning of the dialogue with organisations and individuals that are interested in delivering accommodation with support in Lancashire. There are many ways in which the councils in Lancashire can work with you and a wide variety of assistance is available.

### *Customer and market intelligence*

We have access to a wide range of data about Lancashire and its citizens. We are happy to share this with you. If you need bespoke data then we can work with you to enable you to obtain it quickly and economically.

We have completed a detailed appraisal of our existing and future need for accommodation with support and we are keen to discuss these requirements in more detail, brokering meetings with the relevant organisations and professionals as appropriate.

### *Commissioning offer*

We will work closely with supported housing providers to discuss our requirements, possible care delivery models, approaches to procurement and funding. We will broker solutions that are fit for purpose. We will give commissioning priority and support for those solutions that satisfy gaps identified in our Market Position Statement, housing strategies and our accommodation with support needs assessment.

### *Customer and community engagement*

We can build on our existing customer and community engagement activities and experience to help you reach local audiences, undertake consultation activities and explore market opportunities.

### *Land and asset management*

The councils own a range of land and buildings in Lancashire. This means that there is the possibility that land/sites can be considered to support delivery of accommodation with support developments either in whole or in part.

### *Planning*

The District/Borough Councils can guide you to the relevant planning policies for particular sites and give you information about other permissions in an area.

*What we are seeking from housing and support providers*

- We want to be involved at an early stage in considerations and discussions regarding the reconfiguration or disposal of existing provision
- We want to agree priority notification/nomination rights on existing and new accommodation with support in Lancashire.
- We want providers to develop proposals for accommodation with support which are effectively tailored to meet local need and to consult with local communities prior to and during the implementation of these proposals.
- We want providers, to help to contribute to the wider health and wellbeing of people in Lancashire through their accommodation with support services.
- We want you to be willing to work with other partners/agencies to help facilitate the delivery of intergenerational and diverse communities

## Contact

If you want to find out more or have a discussion about any aspect of developing accommodation with support services in Lancashire, please get in touch.

Email: [insert]

Phone: [insert]

Write: [insert]