

Evidence base: Estimated need for supported housing and accommodation in Lancashire

Report for Lancashire County Council

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Executive Summary

The scope of this supported housing and accommodation need assessment includes:

- Older people (need for extra care housing).
- Adults with a learning disability/autism.
- Adults with mental health needs.
- Adults with physical disabilities/long term conditions.

LCC wishes to use this evidence base, with its District/Borough Council partners to inform its future housing, planning, social care, investment and delivery programmes. The council's objective, with its District/Borough Council partners, is to support older people and adults with care/support needs to live independently in their homes through having a range of housing and supported housing options available that enables this to happen.

In summary the evidence base for accommodation for support in Lancashire indicates a need for:

- *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*

The councils in Lancashire and the NHS, with their housing and care/support partners, intended to use this evidence base to develop an *Accommodation with Support Plan*. This is intended 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

1. Introduction

- 1.01 LCC has commissioned the Housing Learning & Improvement Network (Housing LIN) to undertake an assessment the future need, over the next 10-20 years, for supported housing and accommodation. This will form the evidence base for a Lancashire Accommodation with Support Plan.
- 1.02 The scope of this supported housing and accommodation need assessment includes:
 - Older people (need for extra care housing).
 - Adults with a learning disability/autism.
 - Adults with mental health needs.
 - Adults with physical disabilities/long term conditions.
- 1.03 LCC wishes to use this evidence base, with its District/Borough Council partners to inform its future housing, planning, social care, investment and delivery programmes. The council's objective, with its District/Borough Council partners, is to support older people and adults with care/support needs to live independently in their homes through having a range of housing and supported housing options available that enables this to happen.

2. Older people: Estimated need for extra care housing

- 2.01 The intention of this assessment is to identify the housing and accommodation needs of older people and other people with care/support needs, for extra care housing across all tenures, in Lancashire and within each of the 12 district authorities.
- 2.02 Where data at district level is available, this is presented in the following sections, alongside data at Lancashire county-level.

Contextual evidence: housing and accommodation for older people in Lancashire

Demographic context

- 2.03 In order to provide an overview of the change in the older population in Lancashire, estimates for the 65+ and 75+ populations in Lancashire are used.
- 2.04 In order to produce demographic estimates the following datasets have been used:
 - 2021 census: Usual resident population by five-year age group.
 - ONS 2018-based subnational population projections for England.
- 2.05 These have been used to produce estimated population projections for Lancashire, to 2038.
- 2.06 This data is used as contextual evidence to identify the current age distribution of the older population in Lancashire and to identify trends in the older household population. It is also used as a basis for the estimation of need for extra care housing in Lancashire to 2038.
- 2.07 The 65+ and 75+ population data for Lancashire is analysed in relation to Lancashire's 12 district authorities.
- 2.08 Using the 2021 census data¹ and 2018-based ONS population projections data², the population for Lancashire and its district authorities have been projected for the years 2023, 2028, 2033 and 2038. Tables 1 and 2 show the population projections for Lancashire and its district authorities up to 2038 for the 65+ and 75+ populations, respectively, and the tables in annex 1 show the percentage change for these populations relative to 2023. The 65+ population is projected to increase by 28% by 2038 and the 75+ population is projected to increase by 32% by 2038.

¹ P02 Census 2021: Usual resident population by five-year age group, local authorities in England and Wales

² ONS 2018-based Subnational Population Projections for England; released in 2020.

Table 1. 65+ population projected to 2038 for Lancashire and its district authorities.

Local Authority	2023	2028	2033	2038
Lancashire	264,967	291,300	319,062	339,138
Burnley	17,377	18,838	20,261	21,260
Chorley	25,202	28,047	31,180	33,855
Fylde	23,775	27,030	30,259	32,553
Hyndburn	15,234	16,297	17,587	18,556
Lancaster	30,244	33,369	36,622	38,818
Pendle	17,718	19,104	20,477	21,569
Preston	22,261	24,282	26,433	27,938
Ribble Valley	15,505	17,449	19,486	21,053
Rossendale	14,026	15,455	17,002	18,121
South Ribble	24,689	26,858	29,311	30,968
West Lancashire	26,676	28,781	30,906	32,285
Wyre	32,247	35,760	39,491	42,099
England	10,764,342	11,870,100	13,071,898	13,970,232

Source: ONS 2021 census and 2018-based population projections.

N.B. The total Lancashire population may not add up to the sum of each district due to slight variations in the source data.

Table 2. 75+ population projected to 2038 for Lancashire and its district authorities.

Local Authority	2023	2028	2033	2038
Lancashire	129,246	143,197	154,378	171,140
Burnley	8,110	9,015	9,732	10,634
Chorley	12,236	13,830	14,939	16,569
Fylde	12,279	13,839	15,274	17,348
Hyndburn	7,324	8,016	8,413	9,072
Lancaster	14,782	16,302	17,571	19,649
Pendle	8,256	9,285	9,983	10,822
Preston	10,385	11,076	11,864	13,342
Ribble Valley	7,730	8,665	9,521	10,692
Rossendale	6,426	7,274	7,865	8,659
South Ribble	12,074	13,385	14,281	15,640
West Lancashire	13,233	14,370	15,209	16,588
Wyre	16,411	18,099	19,677	22,083
England	4,837,100	5,266,679	5,831,872	6,337,792

Source: ONS 2021 census and 2018-based population projections.

N.B. The total Lancashire population may not add up to the sum of each district due to slight variations in the source data.

2.09 The table below shows the percentage composition for each district authority's 75+ population in relation to the overall 75+ population for Lancashire. In order to produce a percentage sum of all districts with respect to Lancashire overall, the sum total of all district populations have been used for the Lancashire (overall) population figures.

Table 3. 75+ population of each district authority as a percentage of the overall 75+ in Lancashire (2023).

District authority	75+ population	% of Lancashire total
Burnley	8,110	6.3%
Chorley	12,236	9.5%
Fylde	12,279	9.5%
Hyndburn	7,324	5.7%
Lancaster	14,782	11.4%
Pendle	8,256	6.4%
Preston	10,385	8.0%
Ribble Valley	7,730	6.0%
Rossendale	6,426	5.0%
South Ribble	12,074	9.3%
West Lancashire	13,233	10.2%
Wyre	16,411	12.7%
Lancashire (overall)	129,246	100%

Source: ONS 2021 census

N.B. The figure for Lancashire's overall 75+ population may differ from the figure in table 2, due to small variation in the source data.

2.10 The percentage composition of each district's 75+ population in relation to Lancashire's overall population has been used to estimate the disaggregation of the projected net need for Lancashire as a whole, by district level. This disaggregation is shown in table 3.

Housing, health and social care context

2.11 Lancashire's average healthy life expectancy at birth is 62.7 years³, which is the slightly higher than the North West regional average healthy life expectancy of 62 years, but below the average healthy life expectancy for England of 63.5 years⁴.

2.12 The following table has information on the number of people aged 65+ on the dementia register^{5,6} and the number of people with long-term health problems or disabilities, where their daily activities have been 'limited a lot'⁷.

2.13 The demand for residential and nursing care is influenced by the prevalence of a range of health conditions, including the prevalence of dementia, amongst the older population.

³ Public Health England: [Public Health Outcomes Framework - Lancashire](#)

⁴ ONS: 2020 National life tables – England

⁵ NHS Digital: [Recorded Dementia Diagnoses, September 2022](#)

⁶ N.B. The number of people on the dementia register is not necessarily the number of people with a dementia diagnosis

⁷ ONS/Nomis census People aged 65 years and over with a long-term health problem or disability that limits their activity 'a lot'

2.14 The table below shows the number of people aged 65+ on the Dementia register as at September 2022⁸. This data is used to inform assumptions about the projected need for extra care housing in Lancashire.

Table 4. Number of people on the Dementia register in Lancashire, by district authority.

District authority	Number of people aged 65+ on the Dementia register
Burnley	740
Chorley	962
Fylde	823
Hyndburn	658
Lancaster	1,642
Pendle	720
Preston	1,145
Ribble Valley	517
Rossendale	594
South Ribble	1,055
West Lancashire	1,104
Wyre	1,237
Lancashire (total)	11,197

Source: NHS Digital

2.15 The table below shows the number of people aged 65+ with a long-term health problem or disability where their daily activities has been 'limited a lot'⁹. This is used to inform the assumptions of projected need for extra care housing.

Table 5. Number of people aged 65+ with a long-term health problem or disability, where their daily activities are 'limited a lot'.

District authority	Number of people aged 65+ with long-term health problems/disabilities
Burnley	4,254
Chorley	4,470
Fylde	4,174
Hyndburn	3,996
Lancaster	6,144
Pendle	4,075
Preston	5,221
Ribble Valley	2,180
Rossendale	2,876
South Ribble	1,555
West Lancashire	5,378
Wyre	7,110
Lancashire (total)	51,433

ONS/Nomis 2011 census

⁸ NHS Digital: [Recorded Dementia Diagnoses, September 2022](#)

⁹ ONS / Nomis 2011 census: People aged 65 years and over with a long term health problem or disability that limits activity a lot; accessed on LCC [Extra Care Needs Analysis PowerBI dashboard](#)

Specialised housing: extra care housing in Lancashire

2.16 Data from the Elderly Accommodation Counsel's (EAC)¹⁰ national database of older people's housing provision was reviewed to confirm the current supply in Lancashire and its district authorities. This includes social and private sector housing for older people.

2.17 The following definition of housing with care (extra care housing) has been referred to throughout the report.

2.18 *Housing with care (HwC)*¹¹: (often referred to as 'extra care housing' when provided by housing associations and local authorities and 'assisted living' by private sector providers). Housing with care is designed for older people, some with higher levels of care and support needs. Residents live in self-contained homes. It typically has more communal facilities and offers access to onsite 24/7 care services, which includes assistance with meal preparation, washing and other daily duties. Often includes a 24/7 alarm system, presence of a scheme manager and a team of support staff.

2.19 The following table shows the current provision of housing for older people and housing with care in Lancashire and its district authorities.

¹⁰ Elderly Accommodation Counsel housing data

¹¹ Housing LIN: [What is extra care](#)

Table 6. Housing with Care (HwC) in Lancashire and its district authorities (2023)

Local Authority	HwC (units)			
	Sale / shared ownership	Social / affordable rent	Total	Prev.
Lancashire (overall)	224	712	936	7
Burnley	0	0	0	0
Chorley	0	127	127	10
Fylde	59	54	113	9
Hyndburn	0	79	79	11
Lancaster	54	0	54	4
Pendle	0	0	0	0
Preston	0	98	98	9
Ribble Valley	0	29	29	4
Rossendale	0	42	42	7
South Ribble	62	74	136	11
West Lancashire	0	137	137	10
Wyre	49	72	121	7
England	13,629	46,176	59,805	11

Source: Elderly Accommodation Counsel/Lancashire County Council

N.B. Prev. denotes prevalence rate – the number of units per 1,000 population aged 75+

2.20 Lancashire's overall prevalence of housing with care is below the English average prevalence.

Income and socioeconomic context

2.21 The Income Deprivation Affecting Older People Index (IDAOPI)¹² score is a measurement of people over the aged 60+ living in relative poverty; a higher score for a local authority implies a higher level of relative poverty.

2.22 Lancashire's IDAOPI score is 14.1%, which is slightly above the English average level of deprivation of 13.6%.

2.23 The table below shows the relative deprivation among the older population for each district in Lancashire. Local authorities with a higher percentage score correspond with having higher levels of income deprivation affecting older people.

2.24 In the below table, the final column shows the proposed tenure split for social/affordable rent and for sale/shared ownership (in relation to estimates of need for extra care housing), based on the assumption that a deprivation score among older people that is higher than average will be predicted to have a higher future need for social/affordable rented accommodation, and that a district with a lower level of deprivation among older people compared to the county average will have a higher future need for sale/shared ownership accommodation.

¹² Local Government Association: [IDAOPI score](#) – based on data from DLUHC

Table 7. Income Deprivation Affecting Older People Index (IDAOPI) score (%), for each district authority in Lancashire, and the difference in deprivation with respect to the average across the county.

Districts	IDAOPI score (%)	Difference from the average (Lancashire average)	Proposed split for projected need for housing with care (social /affordable rent and sale/shared ownership respectively)
Burnley	18.6%	4.5%	75/25
Chorley	11.6%	-2.5%	35/65
Fylde	10.5%	-3.6%	35/65
Hyndburn	18.4%	4.3%	75/25
Lancaster	14.2%	0.1%	50/50
Pendle	18.7%	4.6%	75/25
Preston	19.4%	5.3%	75/25
Ribble Valley	7.1%	-7.0%	25/75
Rossendale	15.4%	1.3%	65/35
South Ribble	10.0%	-4.1%	30/70
West Lancashire	14.0%	-0.1%	50/50
Wyre	12.8%	-1.3%	35/65
Average (Lancashire)	14.1%	0.0%	-

DLUHC (2022)

Estimated need for extra care housing in Lancashire

Approach: considerations and assumptions

2.25 Data about the existing supply of older people's designated housing with care in Lancashire is used as a baseline of current provision. This data is provided by the Elderly Accommodation Counsel (EAC). This research did not include a qualitative assessment of any of this housing/accommodation therefore no assumptions are made about its future 'fitness for purpose'.

2.26 The 2021 census population data and 2018-based subnational population projections are used to identify relevant older populations in Lancashire. Based on evidence from our advisory work with housing providers and local authorities in relation to designated housing and accommodation for older people, the following population base has been used for estimating future need for housing and accommodation for older people, reflecting the typical ages of moves to these types of specialist housing/accommodation:

- The 75+ population as the average age benchmark in relation to the need for housing with care (extra care housing).

2.27 The contextual evidence and assumptions set out in paragraphs 2.28 – 2.36 are used as a basis for estimating need for extra care housing in Lancashire to 2038.

2.28 Lancashire has a slightly higher level of deprivation affecting older people in comparison to the English average (para 2.22). There is also variance of the level of income deprivation affecting older people within each district authority in Lancashire. This evidence has been used to inform assumptions regarding the estimated tenure breakdown of need for extra care housing (table 7).

2.29 In terms of the health and social care profile of the older population in Lancashire, evidence indicates that average healthy life expectancy is slightly above than the average for the North West region, however it is below the England average. The number of people aged 65+ with dementia is projected to increase in Lancashire by 2038. The increasing incidence of complex health conditions, including dementia, is a factor affecting likely need for extra care housing.

2.30 Based on the Housing LIN's previous experience of local authority commissioning and placement funding practice, it is reasonable to assume that up to 20% of placements into residential care in a local authority could be substituted with living in extra care housing.

2.31 Evidence in relation to the preferences of older people to move (i.e. 'downsizing'/'rightsizing') to types of housing/accommodation designated for older people is an influencing factor in estimating need for housing/accommodation; the Housing LIN has drawn on qualitative¹³ and quantitative research it has conducted with people aged over-60 over the last three years¹⁴ across England.

2.32 In summary this evidence indicates:

- Older people are seeking wider choices in the range of housing and accommodation options that will facilitate independence. In some cases, this will be a move to alternative accommodation and for many others this is about adapting their current home or bringing in care/support. This emphasises the important role of the District Councils in housing/Disabled Facilities Grants and Home Improvement agencies.
- Based on the Housing LIN's research with older people in the UK, c.25-30% of older people aged 65+ are typically interested in and willing to 'downsize'/'rightsized' and move to specialist housing and accommodation for older people. This evidence from the Housing LIN's research with older people indicates that of this cohort:
 - c.50% are potentially interested in moving to a form of specialist age-designated housing, primarily retirement housing (for sale or for social/affordable rent), followed by housing with care (extra care housing).

¹³ Housing LIN qualitative research with over 1,000 older people: focus groups, 1:1 interviews and residents' forums consulted in order to obtain the views of older people with respect to their preferences and needs related to specialist housing, adaptations, and housing preferences in later life.

¹⁴ Housing LIN quantitative research: approximately 1,200 survey responses completed by people aged over-60 about their preferences for specialist housing and accommodation for older people.

- c.50% are potentially interested in moving to 'age friendly' housing that meets age related needs but is not age-designated housing.

2.33 There is very limited interest in a move to residential care or nursing care as a choice of specialist accommodation; most moves to these types of accommodation are as a result of, for example, an acute health and/or care episode. This evidence is based on qualitative and quantitative research carried out by the Housing LIN, where participants typically only support a move to a care home where this is dictated by health-related needs.

2.34 A comparative analysis has been undertaken that compares the current supply or 'prevalence' of different types of housing and accommodation for Housing with Care (extra care housing) for social/affordable rent and for sale in Lancashire along with the respective projected housing need for each district authority within Lancashire, along with the all-England averages for supply of older people's housing with care.

Table 8. Prevalence rates (i.e. the number of units per 1,000 people aged 75+) Housing with Care in Lancashire , alongside its comparator average and all-England prevalence rates.

Area	Prevalence of HwC
Lancashire	7
District average	7
England	11

Source: EAC/Housing LIN 2022

2.35 The comparisons show that for Housing with Care, Lancashire is currently well below the English prevalence rate.

2.36 In relation to the impact of the Covid-19 pandemic, any assumptions based on emerging evidence are tentative given that the impact of the pandemic on the specialist housing and accommodation sector for older people is not yet clear. At this stage considerations based on tentative evidence could suggest in the medium to longer term [*tbc with LCC*]:

- There is potential for a downward shift in preference for use of residential care.
- There is potential for a preference amongst older people for remaining in their existing home, with care if required.

Projections: estimates of future need for extra care housing

2.37 In relation to extra care housing, assumptions are summarised below. Need is likely to increase significantly as a consequence of:

- A significant increase in the 75+ population of c.32% by 2038;
- LCC policy intent to offer ECH as an option for older people with care needs;
- research conducted by the Housing LIN over the last 5 years with older people, which indicates an interest in moving to housing better suited to age related needs;

Estimated need for supported housing and accommodation in Lancashire

- increasing prevalence of dementia related needs and other complex health and care needs amongst the 65+ population.

2.38 Table 9 shows the anticipated likely need (prevalence rate) and the associated estimated need (units) for housing with care:

- 2023 current provision. The number of units for that type of housing/accommodation, using data from the Elderly Accommodation Counsel about specialist housing and accommodation provision.
- 2023 prevalence rate. The prevalence rate, i.e. the number of housing units/beds per 1,000 older people¹⁵, based on population data from the 2021 census, 2018-based subnational population projections and the Elderly Accommodation Counsel's specialist housing data (for numbers of units of housing with care).
- 2038 anticipated prevalence rate. An estimate of the likely need (prevalence rate) based on the considerations and assumptions that are set out above.
- 2038 estimated gross need. An estimate of the total number of units/bedspaces of housing and accommodation for older people that will be needed, based on estimated need (prevalence rates) for 2038 and the 75+ population growth for 2038.
- 2038 estimated net need. A calculation of the additional number of units/bedspaces that are estimated to be required by 2032, in order to meet the estimated need for that type of housing/accommodation. It is the 2038 estimated need minus the 2023 current provision.

Table 9. Current provision and estimated need for housing with care, to 2038 in Lancashire (overall).

Housing/accommodation type	2023 current provision (units)	2023 prevalence rate ¹⁶	2038 anticipated need (prevalence rate) ¹⁷	2038 estimated gross need (units)	2038 net need (units)
Housing with Care	936	7	30	5,134	4,198

2.39 The estimated gross need for housing and accommodation for older people is shown for 2028, 2033 and 2038 in table 10. The estimated net need is shown in table 11, which shows the estimated need additional to the current supply. Net need is not cumulative.

Table 10. Estimated gross need for housing and accommodation for older people to 2038, in Lancashire.

Housing / accommodation type	Estimated need by 2028	Estimated need by 2033	Estimated need by 2038
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¹⁵ The population aged 75+ has been used for housing with care

¹⁶ Prevalence rate per 1,000 population aged 75+

¹⁷ Prevalence rate per 1,000 population aged 75+

Housing with Care (units)	3,007	3,859	5,134
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2.40 The estimated net need for housing and accommodation for older people is shown disaggregated for 2028, 2033 and 2038 in table 11. Net need is not cumulative.

Table 11. Estimated net need (i.e. net of current supply) for housing and accommodation for older people to 2038 in Lancashire.

Housing / accommodation type	Estimated net need by 2028	Estimated net need by 2033	Estimated net need by 2038
Housing with Care (units):	2,071	2,923	4,198
For social / affordable rent	1,019	1,439	2,067
For sale / shared ownership	1,052	1,484	2,132

2.41 Table 12 below shows the estimated net need for extra care housing disaggregated for each district authority, based on the percentage composition of each district authority in relation to Lancashire as a whole (table 3) and IDAOPI data (table 7).

Table 12. Projected net need for housing with care (units) to 2038, disaggregated for each district authority in Lancashire and by tenure.

	Projected net need – overall and by tenure	By 2028	By 2033	By 2038
Lancashire (total)		2,071	2,923	4,198
Burnley	Overall	130	183	263
	Sale/Shared ownership (SO)	32	46	66
	Social / affordable rent	97	138	198
Chorley	Overall	196	277	397
	Sale/SO	127	180	258
	Social / affordable rent	69	97	139
Fylde	Overall	197	278	399
	Sale/SO	128	181	259
	Social / affordable rent	69	97	140
Hyndburn	Overall	117	166	238
	Sale/SO	29	41	59
	Social / affordable rent	88	124	178
Lancaster	Overall	237	334	480
	Sale/SO	118	167	240
	Social / affordable rent	118	167	240
Pendle	Overall	132	187	268
	Sale/SO	33	47	67
	Social / affordable rent	99	140	201
Preston	Overall	166	235	337
	Sale/SO	42	59	84
	Social / affordable rent	125	176	253
Ribble Valley	Overall	124	175	251
	Sale/SO	93	131	188
	Social / affordable rent	31	44	63
Rossendale	Overall	103	145	209

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	Projected net need – overall and by tenure	By 2028	By 2033	By 2038
	Sale/SO	36	51	73
	Social / affordable rent	67	94	136
South Ribble	Overall	193	273	392
	Sale/SO	135	191	275
	Social / affordable rent	58	82	118
West Lancashire	Overall	212	299	430
	Sale/SO	106	150	215
	Social / affordable rent	106	150	215
Wyre	Overall	263	371	533
	Sale/SO	171	241	346
	Social / affordable rent	92	130	187

2.42 In summary, the estimated housing with care net need requirements for Lancashire by 2038, are shown in table 13.

Table 13. Housing and accommodation for older people, net estimated need to 2038, in Lancashire .

Housing type and use class	Number of units by 2038
Housing with care (extra care housing). Use class C3/C2	c.4,200 units: <ul style="list-style-type: none"> • c.2,070 for social/affordable rent • c.2,130 for sale / shared ownership

3. Estimated need for supported accommodation: People with learning disabilities/autism

- 3.01 The approach to estimating need for supported accommodation is based on a two-stage approach; firstly to review existing data that is relevant to potential future need that is currently available to/produced by Lancashire County Council (LCC), and secondly to develop estimates of future need for housing/accommodation, based on using existing data alongside reasoned assumptions drawing on local intelligence and policy intent from LCC Officers in relation to people with learning disabilities/autistic people.
- 3.02 We have reviewed existing data from LCC from its intelligence about existing supported housing across all the Districts to identify the existing range of supported accommodation/housing accommodating people with learning disabilities.
- 3.03 We have identified the size of the relevant cohorts and their accommodation status using a combination of
 - The Short- and Long-Term Support (SALT) returns¹⁸ for Lancashire.
 - LCC's internal data on service user numbers.
- 3.04 We have worked with LCC in order to sense-check the methodology and also to take account of the work that LCC Officers are currently undertaking in relation to commissioning new supported housing and decommissioning some existing supported housing, as well as planned commissioning intent in relation to housing for people with learning disabilities. We have used this to identify trends and assumptions to be used as part of estimating future supported housing need.
- 3.05 The Housing LIN has developed the model set out below for assessing future housing need amongst people with learning disabilities, drawing on local population data, policy and commissioning intentions.
- 3.06 The supported housing need estimation model has the 'components' set out below.

Component 1: Population baseline

- 3.07 The baseline population uses the current adult learning disability population (which is taken to include adults with autism who have eligible adult social care needs) who are eligible for local authority funded care. This has been established using secondary data from LCC's adult social care data (SALT return) for 2020/21.
- 3.08 The population is 3,846 adults aged 18 years and over.

¹⁸ <https://digital.nhs.uk/data-and-information/data-collections-and-data-sets/data-collections/social-care-collections#short-and-long-term-support-salt->

Component 2: Current housing/accommodation status

3.09 The supported housing estimation model identifies from local authority data the housing/accommodation status of the known current adult learning disability population, through a combination of the SALT returns for Lancashire and LCC's internal data. This includes:

3.10 Population of people (adults 18+) with learning disabilities disaggregated by:

- Number/% living with family or other informal carers.
- Number/% living in residential/nursing care.
- Number/% living in supported housing.
- Number/% living in other forms of independent housing with a care package.
- Number/% living in Shared Lives¹⁹.

3.11 The number of people with learning disabilities living in each of these types of accommodation/housing can be seen for each District in tables 14 to 25.

3.12 The use of residential care placements for people with learning disabilities is relatively low in Lancashire, particularly when compared with the average for England – typically 4.5% of people with learning disabilities in Lancashire live in residential care compared to over 20% in England overall. LCC has tended to commission and develop supported housing as an alternative accommodation option for people with learning disabilities to a greater extent than many other local authorities.

3.13 However, much of this supported housing has, in the past, been based on a shared housing model. This is increasing unpopular with people with learning disabilities and their supporters, with many people preferring self contained housing. As a consequence, LCC has been commissioning additional self contained supported housing to meet this need and preference and decommissioning some existing shared supported housing.

Component 3: Projecting future population of people with learning disabilities taking account of relevant local and national factors

3.14 This uses secondary data from PANSI²⁰ (this is data available to local authorities that provides estimates of population cohorts with social care needs) and local data. These estimates of population growth take account of factors such as younger people with disabilities becoming adults (typically young people who are becoming adults and eligible for adult social care services) and an ageing population of people with learning disabilities. Based on data from PANSI and evidence from transitions

¹⁹ Shared Lives involves the Shared Lives carer using and sharing their home and their family (or community) life with the person using or living in a Shared Lives arrangement.

²⁰ <https://www.pansi.org.uk/>

data, projected population growth is based on PANSI data for each District plus an assumed 1% increase per annum to allow for young people in 'transition'.

Component 4: Assumptions about the use of different housing/accommodation types (i.e. the relative percentage of each housing/accommodation type) to be applied to the estimated population to 2032/33 to identify projected housing needs.

3.15 This is based on:

- Assumptions in relation to population growth factors in the need for housing (based on the estimated changes in the population cohorts shown in Component 3 above).
- Analysis of the current provision of housing and accommodation to identify potential gaps in provision and suggested over/under supply of particular housing/accommodation options.
- Qualitative discussion with LCC Officers to identify local trends and future commissioning intent, including to take account of the work that LCC Officers are currently undertaking in relation to commissioning new supported housing and decommissioning some existing supported housing.

3.16 Based on discussion with local commissioners and assessment of the current pattern of accommodation/supported housing provision for people with learning disabilities, the following future commissioning trends have been identified and used as assumptions for estimating future supported housing need to 2032/33:

- There is anticipated to be a trend towards increasing need for supported housing. There is assumed to be a reduction in the use of shared supported housing and growth in the use of supported housing in small 'clusters' of self-contained flats. This is intended to meet need from those moving from shared supported housing, residential care, people living with family carers and young people 'transitioning' to adult social care.
- The use of residential care placements for people with learning disabilities is relatively low in Lancashire, particularly when compared with the average for England – typically 4.5% of people with learning disabilities in Lancashire live in residential care compared to over 20% in England overall. It is anticipated that there will be a modest decrease in the use of residential care over the next 10 years, as more people have the opportunity to live in supported housing.
- There will be an ongoing need for access to mainstream housing with care/support packages for some people.
- A modest increase in the use of Shared Lives provision.
- There is anticipated to be a trend towards a gradual decline in the population of people with learning disabilities/autistic people living with older family carers over the next 10 years, for example as older carers are no longer in a position to

care for and/or accommodate their adult children with learning disabilities/autism.

Component 5: Identifying estimated future housing and accommodation need for people with learning disabilities.

- 3.17 This identifies changes in net housing requirements to meet projected housing need and changes in the types of housing/accommodation required. This is based on applying the assumptions developed for Component 4 (above) to the current housing/accommodation provision at Component 2. This is then adjusted for identified population change over time from Component 3, net of current housing/accommodation.
- 3.18 Based on this approach, the growth in the number of people with learning disabilities and estimated need for housing/accommodation for people with learning disabilities for each District to 2032/33 is shown in tables 14-25.
- 3.19 Estimated need for housing/accommodation is based on the assumptions set out in Component 4.
- 3.20 The estimated net additional need (or shortfall) of supported housing for people with learning disabilities/autistic people in Lancashire to 2032/33 is shown in table 50 (at Annex 1) and table 26.
- 3.21 Table 50 and table 26 take account of the work that LCC Officers are currently undertaking in relation to commissioning new supported housing and decommissioning some existing supported housing.

Table 14. Burnley. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	303		320		349	
Housing & accommodation types						
Residential/nursing care	25	8	22	7	21	6
Shared Lives	46	15	52	16	59	17
Supported housing (shared)	130	43	145	45	173	50
Mainstream housing with care/support package	27	9	30	10	37	11
Living with family/informal carers	75	25	70	22	59	17
Totals	303	100	320	100	349	100
Net additional supported accommodation requirement (units)			22		56	

Estimated need for supported housing and accommodation in Lancashire

Table 15. Chorley. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	409		422		433	
Housing & accommodation types						
Residential/nursing care	17	4	15	4	13	3
Shared Lives	23	6	31	7	35	8
Supported housing	247	60	265	63	277	64
Mainstream housing with care/support package	38	9	38	9	43	10
Living with family/informal carers	84	21	73	17	65	15
Totals	409	100	422	100	433	100
Net additional supported accommodation requirement (units))			26		42	

Estimated need for supported housing and accommodation in Lancashire

Table 16. Fylde. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	292		308		336	
Housing & accommodation types						
Residential/nursing care	12	4	11	4	10	3
Shared Lives	9	3	15	5	17	5
Supported housing	185	63	200	65	224	67
Mainstream housing with care/support package	46	16	48	16	53	16
Living with family/informal carers	40	14	34	11	32	10
Totals	292	100	308	100	336	100
Net additional supported accommodation requirement (units)			21		47	

Estimated need for supported housing and accommodation in Lancashire

Table 17. Hyndburn. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	359		373		386	
Housing & accommodation types						
Residential/nursing care	9	3	7	2	6	2
Shared Lives	21	6	26	7	31	8
Supported housing	239	67	257	69	271	70
Mainstream housing with care/support package	33	9	34	9	35	9
Living with family/informal carers	57	16	50	13	43	11
Totals	359	100	374	100	386	100
Net additional supported accommodation requirement (units)			23		42	

Estimated need for supported housing and accommodation in Lancashire

Table 18. Lancaster. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33.

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	536		576		610	
Housing & accommodation types						
Residential/nursing care	22	4	19	3	16	3
Shared Lives	34	6	43	8	49	8
Supported housing	243	45	282	49	307	50
Mainstream housing with care/support package	68	13	74	13	85	14
Living with family/informal carers	169	32	158	28	153	25
Totals	536	100	576	100	610	100
Net additional supported accommodation requirement (units)			48		78	

Estimated need for supported housing and accommodation in Lancashire

Table 19. Pendle. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	219		232		243	
Housing & accommodation types						
Residential/nursing care	14	6	12	5	10	4
Shared Lives	12	5	14	6	17	7
Supported housing	89	41	106	46	125	52
Mainstream housing with care/support package	27	12	28	12	29	12
Living with family/informal carers	77	35	73	31	62	26
Totals	219	100	232	100	243	100
Net additional supported accommodation requirement (units)			19		41	

Estimated need for supported housing and accommodation in Lancashire

Table 20. Preston. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	406		431		454	
Housing & accommodation types						
Residential/nursing care	11	3	9	2	7	2
Shared Lives	13	3	15	4	18	4
Supported housing	363	89	387	90	414	91
Mainstream housing with care/support package	4	1	5	1	5	1
Living with family/informal carers	15	4	15	3	12	3
Totals	406	100	431	100	456	100
Net additional supported accommodation requirement (units)			27		56	

Estimated need for supported housing and accommodation in Lancashire

Table 21. Ribble Valley. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	130		136		142	
Housing & accommodation types						
Residential/nursing care	7	5	5	4	4	3
Shared Lives	10	8	12	9	14	10
Supported housing	42	32	50	37	57	40
Mainstream housing with care/support package	23	18	25	18	28	20
Living with family/informal carers	48	37	44	32	38	27
Totals	130	100	136	100	142	100
Net additional supported accommodation requirement (units)			11		19	

Estimated need for supported housing and accommodation in Lancashire

Table 22. Rossendale. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	161		172		179	
Housing & accommodation types						
Residential/nursing care	7	4	7	4	5	3
Shared Lives	29	18	31	18	34	19
Supported housing	41	25	46	27	61	34
Mainstream housing with care/support package	15	9	19	11	20	11
Living with family/informal carers	69	43	68	40	58	33
Totals	161	100	171	100	179	100
Net additional supported accommodation requirement (units)			7		25	

Estimated need for supported housing and accommodation in Lancashire

Table 23. South Ribble. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	367		384		399	
Housing & accommodation types						
Residential/nursing care	42	11	37	10	34	9
Shared Lives	19	5	21	6	26	7
Supported housing	106	29	135	35	164	41
Mainstream housing with care/support package	28	8	32	8	36	9
Living with family/informal carers	172	47	161	42	139	35
Totals	367	100	384	100	399	100
Net additional supported accommodation requirement (units)			31		65	

Estimated need for supported housing and accommodation in Lancashire

Table 24. West Lancashire. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	362		380		395	
Housing & accommodation types						
Residential/nursing care	0	0	0	0	0	0
Shared Lives	39	11	44	12	47	12
Supported housing	150	41	169	44	190	48
Mainstream housing with care/support package	24	7	29	8	37	9
Living with family/informal carers	149	41	139	37	120	31
Totals	362	100	380	100	395	100
Net additional supported accommodation requirement (units)			24		48	

Estimated need for supported housing and accommodation in Lancashire

Table 25. Wyre. Estimated need for supported housing/accommodation for people with learning disabilities to 2032/33

	Accomm. provision and population (2020)	Current % use of housing & accommodation types	Adult pop. and estimated need by 2025/26	Anticipated % need for housing & accommodation types	Adult pop. and estimated need by 2032/33	Anticipated % need for housing & accommodation types
Population	302		319		333	
Housing & accommodation types						
Residential/nursing care	6	2	5	2	3	1
Shared Lives	20	7	24	7	30	9
Supported housing	118	39	137	43	163	49
Mainstream housing with care/support package	28	9	33	10	33	10
Living with family/informal carers	130	43	120	38	103	31
Totals	302	100	319	100	333	100
Net additional supported accommodation requirement (units)			23		55	

3.22 Table 50 at Annex 1 shows the estimated net additional accommodation and specifically supported housing units required by 2032/33 for each District/Borough and for Lancashire overall for people with learning disabilities/autistic people, taking account of recent decommissioning and planned commissioning activity by 2025 by LCC.

3.23 Table 26 summarises the net additional units of supported housing required in Lancashire for people with learning disabilities/autistic people:

- c.260 additional units of supported housing for people with learning disabilities/autistic people will be required in Lancashire by 2025/26.
- c.550 additional units of supported housing for people with learning disabilities/autistic people will be required in Lancashire by 2032/33.

3.24 Based on discussions with commissioners, it is assumed that c.38 people with learning disabilities with age related needs may benefit from accessing older adults' housing such as extra care housing.

3.25 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.

Table 26. Summary of net additional units of supported housing required for people with learning disabilities in each Lancashire District to 2032/33.

District/Borough	Estimated net additional supported housing units required by 2025/26*	Total net estimated additional supported housing units required by 2032/33
Burnley	-10	24
Chorley	24	40
Fylde	28	54
Hyndburn	29	48
Lancaster	26	56
Pendle	15	37
Preston	32	61
Ribble Valley	28	36
Rossendale	29	47
South Ribble	27	61
West Lancashire	23	47
Wyre	9	41
Lancashire	260	552

*After decommissioning and planned additional commissioning by LCC by 2025/26

NB. Need figures are not cumulative, i.e. the estimate of total net need for supported housing by 2032/33 includes the estimate of net need for supported housing by 2025/26.

4. Estimated need for supported housing for people with mental health needs

- 4.01 The intention of this assessment is to identify the supported housing needs of people with serious mental health needs (who are in contact with specialist mental health services). (NB it is recognised that there will be other people who may be in need of supported housing, e.g. people who are homeless/at risk of homelessness, who may have mental health support needs but may not meet the threshold for specialist mental health services).
- 4.02 The method used is set out below. The approach has utilised data already held by Lancashire County Council (LCC) and from other secondary data sources and has been developed in collaboration with LCC.
- 4.03 These estimates of need for supported housing should be considered a quantitative guide to future supported housing development to be used alongside local qualitative intelligence, e.g. the housing preferences of people with mental health needs.
- 4.04 A two-stage approach has been used; firstly to review existing data that is relevant to potential future need that is currently available to/produced by Lancashire County Council, and secondly to develop estimates of future need for supported housing/accommodation, based on using existing data alongside reasoned assumptions drawing on local intelligence and policy intent.
- 4.05 We have reviewed existing data that has been collected by LCC from its intelligence about the existing use of supported housing residential care/nursing care across all the Districts/Boroughs to identify the existing range of supported accommodation/housing accommodating people with mental health needs.
- 4.06 We have identified the size of the relevant cohorts and their accommodation status using a combination of:
 - Mental Health Services Data set (NHSDS) from Lancashire & South Cumbria NHS Foundation Trust.
 - The Short- and Long-Term Support (SALT) returns²¹ for Lancashire.
 - LCC's internal data on service user numbers.
- 4.07 We have worked with LCC in order to sense-check the methodology and also to gain an understanding of likely or planned commissioning intent in relation to housing for people with mental health needs. We have used this to identify assumptions to be used as part of estimating future housing need, for example an intention to reduce the use of residential care and an intention to increase the use of different types of supported housing.

²¹ <https://digital.nhs.uk/data-and-information/data-collections-and-data-sets/data-collections/social-care-collections#short-and-long-term-support-salt>

Method

4.08 The Housing LIN has developed the model set out below for assessing future housing need amongst people with mental health needs to take account of local population data and local policies.

Component 1: Population baseline

4.09 Data from the NHS Mental Health Services Data Set (MHSDS)²² from Lancashire and South Cumbria NHS Foundation Trust shows that there were 6,800 individuals between the age of 18 to 64 with a mental health related need and known to mental health services living in Lancashire in 2022.

Component 2: Current housing/accommodation status

4.10 The housing/accommodation status of the known current working age adult population is shown below, based on the MHSDS.

4.11 This includes the population of adults aged 18+ with a mental health need disaggregated by a range of current accommodation categories including:

- No./% living in mainstream housing.
- No./% living in nursing care/residential care.
- No./% living in supported housing.

Table 27. Accommodation of adults aged 18-64 in Lancashire with a mental health need.

Housing & accommodation type	Number of people	Share of total (%)
Mainstream housing (renting/owner occupation)	6,220	91%
Supported housing	406	6%
Nursing/Residential care	174	3%
Total	6,800	100%

Source: NHS MHSDS 2022/LCC. NB figures may not sum due to rounding.

4.12 There is a high proportion of people living in mainstream housing (rented and owner occupied) which would be typically expected; this represents 87% of the current accommodation occupied by people with a serious mental health need.

4.13 Data for residential and nursing care has been based on data from the MHSDS and from Lancashire County Council²³. Of the 174 people living in residential/nursing care settings, 44 are living in care homes outside of Lancashire.

4.14 c.6% of people with a mental health need are estimated to be living in supported housing.

²² NHS Digital: Mental Health Services Data Set: Bury (2018/19): <https://digital.nhs.uk/data-and-information/data-collections-and-data-sets/data-sets/mental-health-services-data-set>

²³ Lancashire County Council: placement data for nursing care/residential care and supported housing, settings (2022)

4.15 The number of people living in mainstream housing, supported housing, and nursing/residential care is shown for each District/Borough in subsequent tables.

Component 3: Projecting the future population of people with a mental health need taking account of relevant local and national factors

4.16 This uses data from the MHSDS, ONS projections for the overall 18-64 years population for Lancashire to 2032 and evidence drawn from previous work the Housing LIN has carried out with local authorities.

4.17 These estimates of population growth take account of factors such as younger people with mental health needs becoming adults and an ageing population. Based on this data the population aged 18-64 in Lancashire with serious mental health needs is estimated to increase by 2.2% by 2032.

4.18 Based on the increase in this population cohort of 2.2% by 2032, the projected need for accommodation, for each five-year period to 2032 is shown in table 28. The estimated net need for additional supported housing for each District/Borough in Lancashire for each five-year interval to 2032 is presented in tables 29-40.

Component 4: Findings from qualitative research with adults with mental health support needs

4.19 Evidence from recent qualitative research conducted by the Housing LIN with people with mental health needs in the North West of England identified the following preferences and requirements in terms of need for a suitable range of housing options for people with complex mental health needs.

4.20 Some people with complex mental health needs require specialist supported housing options (in place of residential care) to support their recovery and which enable them subsequently to live independently.

4.21 There is an increasing need for respite/step down supported accommodation for people with complex mental health needs.

4.22 A mix of both self-contained and shared accommodation is needed, but with a focus on providing more self-contained units so that people are able to live more independently.

4.23 People with mental health needs are seeking to live in accommodation that is situated in attractive, safe areas and should not be 'congregated' in one area only.

4.24 A key issue is often a lack of move-on accommodation that supports people to live independently. People are seeking more permanent forms of housing.

4.25 People are also seeking housing of good quality that improves their sense of wellbeing.

4.26 In addition to a need for housing, some people with mental health needs also require support to maintain their tenancies.

Component 5: Assumptions about the need for different housing/ supported accommodation types (i.e. the relative percentage of each housing/accommodation type) to be applied the estimated population to 2032 to identify projected housing needs

4.27 This is based on:

- Assumptions in relation to population growth factors in the need for housing/supported accommodation (based on the estimated changes in the population cohorts shown in Component 3 above).
- Evidence in relation to the current provision of housing and supported accommodation to identify potential gaps in provision and suggested over/under supply of particular housing/supported accommodation options.

4.28 Assumptions with respect to the projected need for housing and accommodation for people with a mental health related need in Lancashire include the following:

- Adult mental health baseline population estimate is based on the MHSDS return for adults with a mental health related need in Lancashire (source: MHSDS, 2022).
- Adult mental health population is estimated to increase by 2.2% over 10 years. Source: ONS population projections for 18-64 years population, Lancashire.
- It is assumed that the percentage of people living in nursing/residential care will decrease to no more than 1% of the overall population of people with serious mental health needs.
- Growth in population and any reduction in need for residential care, is assumed to be reflected in growth in need for supported housing.
- No assumptions are made about the current and future suitability and 'fitness for purpose' of current supported housing services. As these services are reviewed in the future, it is possible that any decommissioning of existing supported housing services may result in increased need for additional supported housing capacity.
- Given that the percentage of people with a mental health related need living in mainstream is already over 90%, it is assumed that this is likely to remain relatively constant over the period to 2032/33.

Component 6: Identifying estimated future housing and accommodation need for people with a mental health need

4.29 This identifies changes in net supported housing requirements to meet projected housing need. This is based on applying the assumptions in component 5 to the current housing/supported accommodation provision in relation to components 1 and 2. This is then adjusted for identified population change over time from component 3.

4.30 Table 28 shows estimated need for housing/supported accommodation for people with a mental health need for Lancashire to 2032/33. NB totals may not sum due to rounding.

Estimated need for supported housing and accommodation in Lancashire

4.31 This is shown in the tables below disaggregated by District/Borough. NB totals may not sum due to rounding.

Table 28. Lancashire. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	6,800		6,904		6,956	
Housing & accommodation types						
Mainstream housing	6,220	91%	6,278	91%	6,273	90%
Supported housing	406	6%	542	8%	656	9%
Nursing/Residential care	174	3%	83	1%	27	0%
Totals	6,800	100%	6,904	100%	6,956	100%
Net need: Supported housing (units)			136		250	

Table 29. Burnley. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	490		496		500	
Housing & accommodation types						
Mainstream housing	445	91%	445	90%	445	89%
Supported housing	25	5%	38	8%	50	10%
Nursing/Residential care	20	4%	12	2%	5	1%
Totals	490	100%	496	100%	500	100%
Net need: Supported housing (units)			13		25	

Estimated need for supported housing and accommodation in Lancashire

Table 30. Chorley. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	680		689		694	
Housing & accommodation types						
Mainstream housing	662	97%	662	96%	662	95%
Supported housing	16	2%	26	4%	32	5%
Nursing/Residential care	2	0%	1	0%	0	0%
Totals	680	100%	689	100%	694	100%
Net need: Supported housing (units)			10		16	

Estimated need for supported housing and accommodation in Lancashire

Table 31. Fylde. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	435		441		444	
Housing & accommodation types						
Mainstream housing	414	95%	414	94%	414	93%
Supported housing	7	2%	19	4%	28	6%
Nursing/Residential care	14	3%	9	2%	2	1%
Totals	435	100%	441	100%	444	100%
Net need: Supported housing (units)			12		21	

Estimated need for supported housing and accommodation in Lancashire

Table 32. Hyndburn. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	442		448		451	
Housing & accommodation types						
Mainstream housing	370	84%	370	83%	370	82%
Supported housing	62	14%	72	16%	80	18%
Nursing/Residential care	10	2%	6	1%	1	0%
Totals	442	100%	448	100%	451	100%
Net need: Supported housing (units)			10		18	

Estimated need for supported housing and accommodation in Lancashire

Table 33. Lancaster. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	836		848		854	
Housing & accommodation types						
Mainstream housing	757	91%	757	89%	757	89%
Supported housing	60	7%	78	9%	95	11%
Nursing/Residential care	19	2%	12	1%	3	0%
Totals	836	100%	848	100%	854	100%
Net need: Supported housing (units)			18		35	

Estimated need for supported housing and accommodation in Lancashire

Table 34. Pendle. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	503		510		514	
Housing & accommodation types						
Mainstream housing	460	92%	460	90%	460	89%
Supported housing	38	7%	47	9%	54	11%
Nursing/Residential care	5	1%	3	1%	0	0%
Totals	503	100%	510	100%	514	100%
Net need: Supported housing (units)			9		16	

Estimated need for supported housing and accommodation in Lancashire

Table 35. Preston. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	823		834		840	
Housing & accommodation types						
Mainstream housing	704	86%	704	84%	704	84%
Supported housing	91	11%	108	13%	124	15%
Nursing/Residential care	28	3%	22	3%	13	2%
Totals	823	100%	834	100%	840	100%
Net need: Supported housing (units)			17		33	

Estimated need for supported housing and accommodation in Lancashire

Table 36. Ribble Valley. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	333		337		340	
Housing & accommodation types						
Mainstream housing	320	96%	320	95%	320	94%
Supported housing	5	2%	12	4%	20	6%
Nursing/Residential care	8	2%	4	1%	1	0%
Totals	333	100%	337	100%	340	100%
Net need: Supported housing (units)			7		15	

Estimated need for supported housing and accommodation in Lancashire

Table 37. Rossendale. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	408		413		416	
Housing & accommodation types						
Mainstream housing	378	93%	378	92%	378	91%
Supported housing	16	4%	26	6%	36	9%
Nursing/Residential care	14	3%	8	2%	2	1%
Totals	408	100%	413	100%	416	100%
Net need: Supported housing (units)			10		20	

Estimated need for supported housing and accommodation in Lancashire

Table 38. South Ribble. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	632		641		646	
Housing & accommodation types						
Mainstream housing	597	94%	597	93%	597	92%
Supported housing	29	5%	40	6%	48	8%
Nursing/Residential care	6	1%	4	1%	1	0%
Totals	632	100%	641	100%	646	100%
Net need: Supported housing (units)			11		19	

Estimated need for supported housing and accommodation in Lancashire

Table 39. West Lancashire. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	632		641		646	
Housing & accommodation types						
Mainstream housing	620	98%	620	97%	620	96%
Supported housing	10	2%	20	3%	26	4%
Nursing/Residential care	2	0%	1	0%	0	0%
Totals	632	100%	641	100%	646	100%
Net need: Supported housing (units)			10		16	

Estimated need for supported housing and accommodation in Lancashire

Table 40. Wyre. Estimated need for supported housing for people with mental health needs to 2032/33.

	Current population & by accomm. type (2022/23)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need by 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need by 2032/33	Estimated need for housing & accommodation types (%)
Population	598		606		611	
Housing & accommodation types						
Mainstream housing	549	92%	549	91%	549	90%
Supported housing	47	8%	56	9%	63	10%
Nursing/Residential care	2	0%	1	0%	0	0%
Totals	598	100%	606	100%	611	100%
Net need: Supported housing (units)			9		16	

4.32 Table 41 shows the estimated net additional housing/supported housing units required by 2032/33 for each District and for Lancashire overall for people with mental health needs.

Table 41. Net additional units of supported housing required for people with mental health needs Lancashire District to 2032/33.

Area	Net additional housing/supported housing units required by 2027/28	Net additional housing/supported housing units required by 2032/33
Burnley	13	25
Chorley	10	16
Fylde	12	21
Hyndburn	10	18
Lancaster	18	35
Pendle	9	16
Preston	17	33
Ribble Valley	7	15
Rossendale	10	20
South Ribble	11	19
West Lancashire	10	16
Wyre	9	16
Lancashire	136	250

NB. Need figures are not cumulative, i.e. the estimate of net need for supported housing by 2032/33 includes the estimate of net need for supported housing by 2027/28.

4.33 Table 41 shows the estimated net additional housing/supported housing units required by 2032/33 for each District/Borough and for Lancashire overall for people with mental health needs.

4.34 Table 41 summarises the net additional units of housing/supported housing required in Lancashire for people with mental health needs:

- c.140 additional units of supported housing will be required in Lancashire by 2027/28.
- c.250 additional units of supported housing will be required in Lancashire by 2032/33.

4.35 It should be noted that:

- No assumptions are made about the current and future suitability and 'fitness for purpose' of current supported housing services. As these services are reviewed in the future, it is possible that any decommissioning of existing supported housing services may result in increased need for additional supported housing capacity.
- If any of the 44 people who are living in care homes outside of Lancashire are assessed as requiring or would benefit from a move to supported housing in Lancashire, this may result in increased need for additional supported housing capacity

5. Estimated need for supported housing for people with physical and/or sensory disabilities

5.01 This section contains:

- Estimates of need for supported housing for people with physical and/or sensory disabilities.
- Estimates of need for accessible housing for people with physical disabilities (i.e. separate to need for supported housing)

Estimate of need for supported housing

Component 1: Population baseline

5.02 The 'relevant population' in relation to this assessment of need for housing/accommodation is people with a physical disability and/or sensory disability aged 18-64 years receiving personal care support from/funded by Lancashire County Council (LCC).

5.03 Based on data from Lancashire County Council²⁴ the relevant population in 2020/21 is approximately 1,195 adults (18 -64 years with) a physical disability and/or sensory impairment needs.

Component 2: Current housing/accommodation status

5.04 The housing/accommodation status of the relevant population with physical disability/sensory disability is shown below, which is based on data from LCC.

5.05 This covers the relevant population disaggregated by a range of accommodation categories including:

- No./% living in mainstream housing (rented/owner occupied) and receiving homecare or receiving a direct payment.
- No./% living in nursing care/residential care.
- No./% living in supported housing/living.
- No./% living in Shared Lives.

²⁴ SALT, 2020/21

Table 42. Accommodation of adults aged 18-64 in Lancashire with a physical disability and/or sensory disability.

Housing & accommodation type	Number of people	Share of total (%)
Mainstream housing	941	78.5%
Supported housing/supported living	106	9%
Nursing/Residential care	143	12%
Shared Lives	5	0.5%
Total	1,195	100%

Source: SALT/LCC

5.06 This indicates that the majority of people with physical disability are supported to live in mainstream homes, which is typical for this population cohort.

5.07 Evidence from LCC indicates that there are:

- 63 people with Direct Payments who may benefit from supported living
- 46 people receiving homecare who may benefit from supported living.

Component 3: Projecting future population of people with physical disabilities taking account of relevant local factors

5.08 This uses data from LCC, ONS projections for the overall 18-64 years population for Lancashire to 2032 and assumptions from previous work the Housing LIN has carried out with local authorities.

5.09 These estimates of population growth take account of factors such as younger people with physical/sensory disability becoming adults and an ageing population. Based on this data the population aged 18-64 in Lancashire with physical/sensory disability is estimated to increase by 2.2% by 2032.

5.10 Based on the increase in this population cohort of 2.2% by 2032, the projected need for housing and accommodation, for each five-year period to 2032 is shown in table 43.

Component 4: Findings from qualitative research with adults with physical disabilities

5.11 Evidence from recent qualitative research conducted by the Housing LIN with people with physical disabilities in the North West of England identified the following preferences and requirements in terms of need for a suitable range of housing options:

- There is a need for a wider range of accessible housing across all tenures that enables people with a physical disability to live as independently as possible, at present there is typically a shortage of accessible homes.
- There is a need to increase the provision of purpose-designed accommodation that suits an individual's accessibility requirements and adapts to any changes they may experience over their life course.

- Across all tenures, there is a need to improve access to home adaptations such as through Disabled Facilities Grants.
- There is a need for better access to advice, support around housing choices and availability, for example people are seeking support navigating the systems for housing allocation (in the social housing sector).

Component 5: Assumptions about the need for different housing/ supported accommodation types (i.e. the relative percentage of each housing/accommodation type) to be applied to the estimated population to 2032 to identify projected housing needs

5.12 This is based on:

- Assumptions in relation to population growth factors in the need for housing/supported accommodation (based on the estimated changes in the population cohort shown in Component 3 above).
- Any evidence in relation to the current provision of housing/accommodation to identify potential gaps in provision and suggested over/under supply of particular housing/accommodation options.

5.13 In summary the assumptions applied based on the approach set out above are:

- Adult physical/sensory disability population estimate is based on ONS projections for the overall 18-64 years population for Lancashire to 2032.
- Adult physical/sensory disability population is estimated to increase by 2.2% over 10 years.
- It is assumed that the percentage of people living in nursing/residential care will decrease to no more than 5%, reflecting the desire of LCC to reduce the use of residential care and evidence that people with disabilities prefer to live in their own homes with care/support as required.
- Growth in population and any reduction in need for residential care, is assumed to be reflected in growth in need for supported housing/living.
- 63 people with Direct Payments (i.e. people living currently in mainstream housing) may benefit from supported housing/living.
- 46 people receiving homecare (i.e. people living currently in mainstream housing) may benefit from supported housing/living.
- There is assumed to be modest growth in need for Shared Lives.

Component 6: Identifying estimated future housing and accommodation need for people with a physical disability

5.14 This identifies changes in net housing and supported accommodation requirements to meet projected housing need and changes in the types of housing/supported accommodation required. This is based on applying the assumptions in component 5 to the current population and housing/supported accommodation provision in

relation to components 1 and 2. This is then adjusted for identified population change over time from component 3.

5.15 This is shown in table 43 for Lancashire and tables 44 to 46 disaggregated by Central (Preston; Chorley and South Ribble; and West Lancashire), East (Burnley; Hyndburn; Pendle; Rossendale and Ribble Valley) and North (Fylde; Wyre; and Lancaster). The estimated need for Lancashire is disaggregated by Central, East and North areas based on the relative percentage share of the working age population of Lancashire for each area (Central 41%; East 32%; North 27%).

Table 43. Lancashire. Estimated need for housing/supported living for people with physical/sensory disability 2032/33.

	Current population & by accomm. type (2022)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need 2032/33	Estimated need for housing & accommodation types (%)
Population	1,195		1,211		1,221	
Housing & accommodation types						
Mainstream housing	941	79%	901	74%	855	70%
Supported housing	106	9%	201	17%	297	24%
Nursing/Residential care	143	12%	103	8%	61	5%
Shared Lives	5	0%	9	1%	12	1%
Totals	1,195	100%	1,213	100%	1,225	100%
Net need: Shared Lives			4		7	
Net need: Supported living			95		191	

Table 44. Central. Estimated need for housing/supported living for people with physical/sensory disability 2032/33.

	Current population & by accomm. type (2022)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need 2032/33	Estimated need for housing & accommodation types (%)
Population	490		496		500	
Housing & accommodation types						
Mainstream housing	386	79%	368	74%	349	70%
Supported housing	43	9%	82	17%	122	24%
Nursing/Residential care	59	12%	42	9%	25	5%
Shared Lives	2	0%	3	1%	5	1%
Totals	490	100%	496	100%	500	100%
Net need: Shared Lives			1		3	
Net need: Supported living			39		79	

Estimated need for supported housing and accommodation in Lancashire

Table 45. East. Estimated need for housing/supported living for people with physical/sensory disability 2032/33.

	Current population & by accomm. type (2022)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need 2032/33	Estimated need for housing & accommodation types (%)
Population	382		387		390	
Housing & accommodation types						
Mainstream housing	301	79%	287	74%	271	70%
Supported housing	33	9%	64	16%	95	24%
Nursing/Residential care	46	12%	33	9%	20	5%
Shared Lives	2	1%	3	1%	4	1%
Totals	382	100%	387	100%	390	100%
Net need: Shared Lives			1		2	
Net need: Supported living			31		62	

Estimated need for supported housing and accommodation in Lancashire

Table 46. North. Estimated need for housing/supported living for people with physical/sensory disability 2032/33.

	Current population & by accomm. type (2022)	Existing supply of housing & accommodation types (%)	Adult pop. and estimated need 2027/28	Estimated need for housing & accommodation types (%)	Adult pop. and estimated need 2032/33	Estimated need for housing & accommodation types (%)
Population	323		327		330	
Housing & accommodation types						
Mainstream housing	254	79%	242	74%	230	70%
Supported housing	29	9%	54	17%	80	24%
Nursing/Residential care	39	12%	28	9%	17	5%
Shared Lives	1	0%	2	1%	3	1%
Totals	323	100%	327	100%	330	100%
Net need: Shared Lives			1		2	
Net need: Supported living			25		50	

5.16 Table 47 shows the estimated net additional supported housing/living units required by 2032/33 for each area in Lancashire overall for people with physical disability/sensory need.

Table 47. Net additional units of supported housing/supported living required for people with physical disability/sensory needs Lancashire areas to 2032/33.

Area	Net additional supported housing/living units required by 2027/28	Net additional supported housing/living units required by 2032/33
Central	39	79
East	31	62
North	25	50
Lancashire	95	191

NB. Need figures are not cumulative, i.e. the estimate of net need for supported housing by 2032/33 includes the estimate of net need for supported housing by 2027/28.

5.17 Table 47 summarises the net additional units of supported housing/living required in Lancashire for people with physical disability/sensory needs:

- c.95 additional units of supported housing/living will be required in Lancashire by 2027/28.
- c.190 additional units of supported housing/living will be required in Lancashire by 2032/33.

Annexe 1: Contextual evidence: older people

A1.01 The following tables show the percentage change in the 65+ and 75+ populations for Lancashire and its district authorities.

Table 48. Percentage change in projected 65+ population for Lancashire and its district authorities. Percentage changes relative to 2023 population.

Local authority	2028	2033	2038
Lancashire (overall)	9.9%	20.4%	28.0%
Burnley	8.4%	16.6%	22.3%
Chorley	11.3%	23.7%	34.3%
Fylde	13.7%	27.3%	36.9%
Hyndburn	7.0%	15.5%	21.8%
Lancaster	10.3%	21.1%	28.3%
Pendle	7.8%	15.6%	21.7%
Preston	9.1%	18.7%	25.5%
Ribble Valley	12.5%	25.7%	35.8%
Rossendale	10.2%	21.2%	29.2%
South Ribble	8.8%	18.7%	25.4%
West Lancashire	7.9%	15.9%	21.0%
Wyre	10.9%	22.5%	30.6%
District average	9.9%	20.4%	28.0%
England	10.3%	21.4%	29.8%

Source: ONS 2021 census & 2018-based population projections

Table 49. Percentage change in projected 75+ population for Lancashire and its district authorities. Percentage changes relative to 2023 population.

Local authority	2028	2033	2038
Lancashire (overall)	10.8%	19.4%	32.4%
Burnley	11.2%	20.0%	31.1%
Chorley	13.0%	22.1%	35.4%
Fylde	12.7%	24.4%	41.3%
Hyndburn	9.5%	14.9%	23.9%
Lancaster	10.3%	18.9%	32.9%
Pendle	12.5%	20.9%	31.1%
Preston	6.7%	14.2%	28.5%
Ribble Valley	12.1%	23.2%	38.3%
Rossendale	13.2%	22.4%	34.7%
South Ribble	10.9%	18.3%	29.5%
West Lancashire	8.6%	14.9%	25.4%
Wyre	10.3%	19.9%	34.6%
District average	10.8%	19.4%	32.4%
England	10.7%	20.3%	33.9%

Source: ONS 2021 census & 2018-based population projections

Annexe 2: Net additional units of supported housing required for people with learning disabilities in each Lancashire District to 2032/33.

Table 50. Net additional units of supported housing required for people with learning disabilities in each Lancashire District to 2032/33.

District/Borough	A. Estimated additional supported housing units required by 2025/26	B. Net change in provision to date	C. Planned additional delivery by 2025/26	D. Difference between planned delivery and estimated need (additional units required) by 2025/26 ((A-(B+C))	E. Further anticipated decommissioning of shared supported housing by 2025/26*	F. Overall estimated additional supported housing units required by 2025/26 (D+E)**	G. Estimated additional supported housing units required by 2032/33	H. Net additional supported housing units required by 2032/33 (G-A)	I. Total estimated additional supported housing units required by 2032/33 (H+F)
Burnley	22	17	26	-21	11	-10	56	34	24
Chorley	26	-2	16	12	12	24	42	16	40
Fylde	21	-8	12	17	11	28	47	26	54
Hyndburn	23	5	0	18	11	29	42	19	48
Lancaster	48	10	24	14	12	26	78	30	56
Pendle	19	15	0	4	11	15	41	22	37
Preston	27	-17	24	20	12	32	56	29	61
Ribble Valley	11	-6	0	17	11	28	19	8	36
Rosendale	7	-11	0	18	11	29	25	18	47
South Ribble	31	-4	20	15	12	27	65	34	61
West Lancashire	24	-14	27	11	12	23	48	24	47
Wyre	23	4	22	-3	12	9	55	32	41
Lancashire	282	-11	171	122	138	260	574	292	552

*total of 138 units shared supported housing to be decommissioned

**After decommissioning and planned additional delivery by 2025/26

Estimated need for supported housing and accommodation in Lancashire

Table 26A at Annex 2 shows the estimated net additional accommodation and specifically supported housing units required by 2032/33 for each District/Borough and for Lancashire overall for people with learning disabilities/autistic people.

The data in table 26A is explained below.

Column A shows the initial estimate of additional supported housing units required for each District/Borough. This comes from tables 14-25, from the estimated need for 2025/26.

Columns B to E show the effect of work by LCC to commission new supported housing and decommission some existing supported housing (column B); planned additional supported housing delivery by 2025/26 (column C); the difference between this activity and the initial estimate of need by 2025/26 (column D); further anticipated decommissioning of units of shared supported housing (column E).

Column F shows the overall estimate of need for supported housing by 2025/26 (taking account of data in columns A-E).

Column G shows the estimate of additional supported housing units required for each District/Borough by 2032/33. This comes from tables 14-25, from the estimated need for 2032/33.

Column H shows the net additional supported housing estimated to be required by 2032/33.

Column I shows the total estimated need for supported housing required by 2032/33 (taking account of the overall estimated supported housing units required by 2025/26 and the additional net supported housing need required by 2032/33).