

Devon TCP/learning disability/mental health housing plan

2018/19 – 2020/21

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1. Introduction

Transforming Care Partnerships (TCP) are required to develop a housing plan to support the aims of the programme by helping people to remain living in their local community.

This document is the Devon Transforming Care Partnership's housing plan for people with learning disabilities and/or autism who display behaviour that challenges, including those with mental health needs.

The purpose of the housing plan is:

1. To identify the immediate cohort of inpatients likely to require accommodation on discharge from an out of area in-patient bed.
2. To consider planning for the long-term housing requirements of this cohort of people.
3. To stimulate the development or sourcing of good quality accommodation for people with learning disabilities and/or autism who display behaviour that challenges including those with mental health needs.
4. To identify local housing providers for this cohort of people and to work with the local housing market and invite them to respond with housing solutions.
5. To work with local authority (LA) colleagues and utilise the expertise of housing departments in delivery of the identified housing requirements.
6. To inform capital investment plans in relation to identified housing requirements and to take account of any changes in the future funding arrangements for supported housing.

Transforming Care is one of the four strands of work within the Learning Disability and Autism components of the Devon Sustainability and Transformation Plan (STP).

2. National context

This strategy is based on the principles of recent guidance "*Building the right support*¹" (2015) and "*Build the right home*²" (2015)

Building the Right Support identified three aims for Transforming Care:

- 1) Reduce the number of people who have a learning disability and or autism who also have challenging behaviour in hospital.
- 2) Ensure that people are only admitted if they have a clear need and for the shortest time possible
- 3) Ensure that people have good lives in our community

Building the Right Support and the National Service Model state that people should have choice about where they live and who they live with. Inappropriate accommodation and a lack of robust support arrangements could potentially lead to placement breakdown and may result in an admission or readmission to hospital.

Increasing housing options for people with a learning disability, autism, or both will enable access to the right accommodation with personalised care and support provided to offer sustainable solutions. It is anticipated that this underpinned by the necessary community infrastructure will reduce reliance on inpatient services. In order to do this, it is necessary that people have the right accommodation to meet their needs.

¹ <https://www.england.nhs.uk/wp-content/uploads/2015/10/ld-nat-imp-plan-oct15.pdf>

² <https://www.england.nhs.uk/learningdisabilities/wp-content/uploads/sites/34/2015/11/building-right-home-guidance-housing.pdf>

3. Existing provision of accommodation and housing

This section summarises the current accommodation circumstances of the cohorts of people this plan covers.

TCP cohort (Devon wide)

These are individuals currently living in inpatient settings. There are currently 38 people in this cohort including:

- 20 individuals placed and funded by Devon Clinical Commissioning Groups/local authorities
- 18 people placed by NHS England specialist commissioning services.

Clients at risk of in-patient admission (Devon wide)

These individuals are living in the community in a mix of accommodation including residential care and supported living.

People with learning disabilities/autism (excluding the TCP cohort and those at risk of inpatient admission)

Devon

In 2017/18 there were 2,670 people with learning disabilities aged 18 years and over who have been assessed by Devon County Council as being eligible for a service. Table 1 shows the current accommodation/housing arrangements for these people.

Table 1. Adults with learning disabilities: current housing arrangements (2017/18)

Housing/accommodation arrangement	Number of people
Living in nursing care (in and out of borough)	19
Living in residential care (in and out of borough)	544
Living with family carers (of these, estimated no. living with family carers aged 70+)	920 (176)
Living in supported living	487
Living in extra care housing	1
Living in Shared Lives	95
Other (Not recorded elsewhere, including supported housing where recorded as care through the front door)	604
Total	2670

Source: Devon County Council

Residential care/nursing care services are 'spot purchased' placements in and outside of Devon.

People across the age-spectrum from 18+ are living with family carers, however the number of people living with family carers aged 70+ has been identified in terms of the likelihood of future need for alternative housing (section 4).

Supported living in Devon uses a mix of:

- Shared housing models with some level of on-site support
- Self-contained units within a block, i.e. individuals with learning disabilities each occupy a flat within the same building with some level of on-site support
- Self-contained units, i.e. single occupancy (this is applicable to only a small number of individuals in supported living arrangements).

The support arrangements in relation to supported living are categorised as follows:

- Permanent Care need, 2 people, one awake at night
- Permanent Care need, awake at night
- Permanent Care, 2 people, sleep in
- Permanent Care, sleep in
- Shared hours during day, sleep in
- Shared Sleep in
- Shared hours during day only

The percentage of existing supported living arrangement by different support arrangement are shown in table 2.

Table 2. Supported living by support categories.

Type of support arrangement	Percentage
Permanent Care need, 2 people, one awake at night	3
Permanent Care need, awake at night	8
Permanent Care, 2 people, sleep in	20
Permanent Care, sleep in	46
Shared hours during day, sleep in/Shared Sleep in	1
Shared hours during day only	22
Total	100

Source: Devon County Council

Shared Lives: this is a service provided by Shared Lives South West, an independent charity contracted by the local authorities in Devon and Cornwall.

Torbay

These are people aged 18 years and over who have been assessed by Torbay Council/Torbay and South Devon NHS Foundation Trust as being eligible for a service. In 2017/18 there were

573 people with learning disabilities in this 'cohort'. Table 3 shows the current accommodation/housing arrangements for these people.

Table 3. Adults with learning disabilities: current housing arrangements (2017/18)

Housing/accommodation arrangement	Number of people
Living in residential care (in and out of borough)	116
Living with family carers (of these, no. living with family carers aged 70+)	163 (37)
Living in supported housing/supported living/extra care housing	136 (including 7 in extra care housing)
Living in Shared Lives	29
Other ³	129
Total	573

Source: Torbay Council

Residential care/nursing care services are 'spot purchased' placements in and outside of Torbay.

People across the age-spectrum from 18+ are living with family carers, however the number of people living with family carers aged 70+ has been identified in terms of the likelihood of future need for alternative housing (section 4).

Supported living in Torbay uses a mix of:

- Shared housing models with some level of on-site support
- Self-contained units within a block, i.e. individuals with learning disabilities each occupy a flat within the same building with some level of on-site support
- Self-contained units, i.e. single occupancy (this is applicable to only a small number of individuals in supported living arrangements).

Shared supported housing provides 81% of the supported living provision.

Self-contained housing provides 19% of the supported living provision.

Shared Lives: this is a service provided by Shared Lives South West, an independent charity contracted by the local authorities in Devon and Cornwall.

Plymouth

There are 982 people aged 18 years and over with a primary support reason of learning disability who have been assessed by Plymouth City Council as being eligible for care and support and in receipt of a service in 2017/18. Table 4 shows the current accommodation/housing arrangements for these people.

³ This will include people living in mainstream housing with a package of support and/or people whose circumstances have not been recorded within any of the other categories.

Table 4. Adults with learning disabilities: current housing arrangements (2017/18)

Housing/accommodation arrangement (ASC and Health)	Number of people
Living in nursing care	36
Living in residential care	171
Living with family carers (of these, estimated no. living with family carers aged 70+)	167 (27)
Living in supported living	442
Living in extra care housing	13
Living in Shared Lives	12
Other (Not recorded elsewhere)	141
Total	982

Source: Plymouth City Council

Residential care/nursing care services include placements in and outside of Plymouth.

People across the age-spectrum from 18+ are living with family carers; however the number of people likely to require alternative housing under this strategy has been identified from those people living with family carers aged 70+ (section 4)⁴.

Supported living in Plymouth uses a mix of:

- Shared housing models with some level of on-site support. Analysis completed in 2015/16 of shared housing allowed us to conclude that 158 people were living in 52 shared houses, with 36 sleep in staff being deployed.
- Self-contained units within a block, i.e. individuals with learning disabilities each occupy a flat within the same building with some level of on-site support this would include core and cluster models
- Self-contained housing; i.e. the persons own home in the community with support
- People living at home with families with a Supported Living package and a plan to move to their own home

Shared Lives: this is a service provided by Shared Lives South West, an independent charity contracted by the local authorities in Devon and Cornwall.

Extra Care: Plymouth benefits from a purpose built extra care scheme for people with a learning disability. The scheme comprises 8 x 1 bedroom flats with communal area and staff facilities. In addition, a further scheme of 12 x 1 bedroom flats is currently in development. A number of extra care schemes for older people are also available.

People with mental health needs

⁴ Number estimated living with family aged 70+ is based on clients aged 50+

Devon

These are people with mental health related needs who are known to Devon County Council and Devon Partnership NHS Trust. Table 5 shows the current accommodation/housing arrangements for these people.

Table 5. Adults with mental health needs: current housing arrangements (2017/18)

Housing/accommodation arrangement	Number of people
Living in residential care (in and out of County)	172
Living in supported housing/supported living	217
Other ⁵	33
TOTAL	422

Source: Devon County Council

People living in supported housing/supported living are accommodated in a mix of shared housing and self-contained housing.

Torbay

These are people with mental health related needs who are known to Torbay Council and Devon Partnership NHS Trust. Table 6 shows the current accommodation/housing arrangements for these people.

Table 6. Adults with mental health needs: current housing arrangements (2017/18)

Housing/accommodation arrangement	Number of people
Living in residential care (in and out of borough)	39
Living in supported housing/supported living	41
Other ⁶	7
TOTAL	87

Source: Torbay Council

People living in supported housing/supported living are accommodated in a mix of shared housing and self-contained housing.

Plymouth

There are 559 people with a primary support reason of 'mental health support' who are known to Plymouth City Council. Table 7 shows the current accommodation/housing arrangements for these people.

Table 7. Adults with mental health needs: current housing arrangements (2017/18)

⁵ This number includes clients who are supported as part of the enhanced community recovery service

⁶ This number includes clients who are supported as part of the enhanced community recovery service

Housing/accommodation arrangement	Number of people
Living in residential care	102
Living in supported living	64
Living in Extra Care	4
Living in Shared Lives	5
Other	384
TOTAL	559

Source: Plymouth City Council

People living in supported housing/supported living are accommodated in a mix of shared housing and self-contained housing.

Existing provision: summary headlines

There are 38 people in the TCP cohort current living in a variety of inpatient settings who need to be rehoused within the Devon STP 'footprint'.

Amongst the wider cohort of people with learning disabilities/autism:

- 21% are living in residential care (including nursing care) placements.
- 29% are living with family carers.
- 25% live in supported living. The most common type of supported living across Devon is small scale shared supported housing (up to 4-5 people sharing) with 24/7 on-site support.
- 3% live in shared lives.
- 21% live in 'other'⁷ arrangements.

Amongst people with mental health needs:

- 29% are living in residential care (including nursing care) placements.
- 31% live in supported housing. The most common type across Devon is small scale shared supported housing (up to 4-5 people sharing) with 24/7 on-site support
- 40% live in other housing arrangements, typically mainstream housing.

⁷ This is likely to include, due to coding differences, people living with family carers; people living in supported housing that has not been categorised as 'supported living'; people living in mainstream housing with a care package.

4. Housing demand assessment 2018/19-2020/21

Evidence in relation to housing demand has been identified and reviewed. This has been based on available client-level data from Devon local authorities and NHS organisations. This reflects NHSE guidelines and specific local requirements including future housing need for:

- Inpatients, i.e. the TCP 'cohort'.
- People who are not inpatients but who may be at risk of being admitted to inpatient settings.
- People with learning disabilities and people with autism (not covered by the above groups).
- Young people with learning disabilities/physical disabilities/mental health needs in 'transition' who may need housing.
- People with mental health needs including people leaving hospital settings or living in residential care.

This is set out for the Torbay, Plymouth and Devon (county) local authority areas.

TCP cohort

These are people who are identified as being part of the TCP 'cohort'.

There are 6 South Devon and Torbay CCG clients in this cohort in 2017/18. Most of these individuals have identified hospital discharge dates and, to varying degrees, an assessment of housing/accommodation requirements at discharge. Table 8 summarises:

- When are they due to be discharged, i.e. when housing required.
- The housing requirements for each individual (where currently determined).

Table 8. Future housing need for inpatient (TCP) cohort

Client	When housing required	Housing requirements
1	End of Q3 2018/19	Possible bespoke house/bungalow, good line of sight, enough space in garden for a sensory den (shed), close to family in East Devon close to countryside/seaside.
2	End of Q4 2018/19	Bespoke single person placement; no mobility specific requirements; not within walking distance of schools/parks.
3	End of Q1 2018/19	Residential care; living with others, needs access to community e.g. shops, gym
4	End of Q1 2018/19	Residential care; closer to family in Cornwall
5	End of Q2 2018/19	Residential care. Location to be agreed unlikely to be Devon
6	tbc	Unknown at present – individual life plan commissioned – await outcome.

Source: South Devon and Torbay CCG

These are people who are identified as being part of the TCP 'cohort'. There are 14 NEW Devon CCG clients in this cohort in 2017/18. Most of these individuals have identified hospital discharge dates and, to varying degrees, an assessment of housing/accommodation requirements at discharge. Table 9 summarises:

- When are they due to be discharged, i.e. when housing required.
- The housing requirements for each individual (where currently determined).

Table 9. Future housing need for inpatient (TCP) cohort

Client	When housing required	Housing requirements
1.	End of Q4 2018/19	Residential in Cullompton/Tiverton/Honiton area with easy access to Taunton.
2	tbc	Will not be discharged before the end of the programme, still requiring treatment. Could require bespoke accommodation in a remote location with a staff team. No preference on location.
3.	tbc	Needs to remain in hospital
4.	Unlikely to be discharged before end of Q4 2018/2019	Will be returning to supported living in Plymouth area
5.	Q1 2018/2019	Transferring to residential care
6.	Q1 2018/2019	Transition commenced to supported living in Exeter.
7	Q4 2018/2019	Supported living or residential care. Could be in Plymouth area
8.	Q1 2018/2019	Flat annexe to family home in Torquay
9	Q2 2018/2019	Bungalow in Exmouth area
10	Q1 2018/2019	Transfer to residential care. Then bungalow in Barnstaple area
11	tbc	MOJ involved. Potentially residential care in Devon
12	Q2 2018/2019	Essex
13	Q3 2018/2019	Detached bungalow in Plymouth
14	Unlikely to be discharged before end of Q4 2018/2019	Possibly supported living in Devon

Source: NEW Devon CCG.

In addition, there are 18 people in placements currently commissioned and funded by NHS England specialist commissioning services who need to be rehoused in Devon

Torbay

Context

Evidence from *Identifying the need for specialist housing in Torbay (2016)*⁸ provides contextual data in relation to the local population of people with learning disabilities and people with mental health needs in Torbay.

Table 10 shows the predicted population of people with learning disabilities, disaggregated by age range, to 2035. It should be noted that the number of people with learning disabilities who will be assessed by Torbay Council/Torbay and South Devon NHS Foundation Trust as eligible for a service will be a lower subset of this predicted population. However, this does show an estimated slight decrease in the learning disability population.

Table 10. Torbay: Number of people predicted to have a learning disability to 2035

	2017	2020	2025	2030	2035
People aged 18-24 predicted to have a learning disability	252	232	226	249	257
People aged 25-34 predicted to have a learning disability	346	354	354	329	336
People aged 35-44 predicted to have a learning disability	327	323	341	359	356
People aged 45-54 predicted to have a learning disability	443	416	364	351	377
People aged 55-64 predicted to have a learning disability	422	452	477	447	400
Total population aged 18-64 predicted to have a learning disability	1,790	1,777	1,761	1,736	1,726

Source: www.pansi.org.uk, prevalence rates have been applied to ONS population projections

Table 11 shows the predicted population of adults with mental health problems which shows an overall projected decrease in numbers by 2035. However, it should be noted that the majority of people with mental health problems will not be seen by specialist mental health services and it is likely that only a small minority would need supported housing.

⁸ <http://www.torbay.gov.uk/media/8980/specialist-housing-need-report.pdf>

Table 11. Torbay: Number of people aged 18-64 predicted to have a mental health problem to 2035

	2017	2020	2025	2030	2035
People aged 18-64 predicted to have a common mental disorder	11,939	11,880	11,739	11,539	11,415
People aged 18-64 predicted to have a borderline personality disorder	335	333	329	323	320
People aged 18-64 predicted to have an antisocial personality disorder	254	254	251	247	245
People aged 18-64 predicted to have psychotic disorder	297	295	292	287	284
People aged 18-64 predicted to have two or more psychiatric disorders	5,318	5,296	5,231	5,144	5,093

Source: www.pansi.org.uk, prevalence rates have been applied to ONS population projections

Evidence of future housing demand

Evidence of housing demand is summarised below for each client cohort.

People who are not inpatients who may be at risk of being admitted to inpatient settings

These are people who would meet the TCP criteria and who are known to Torbay Council/Torbay and South Devon NHS Foundation Trust and are also likely to be supported by Devon Partnership NHS Trust due to the complex nature of their support needs.

Torbay Council has 21 people identified within this category.

The current housing/accommodation position for these 21 individuals is:

- 11 live in residential care services.
- 6 live in supported housing/living arrangements.
- 4 people in settings where they are supported by Devon Partnership Trust due to their complex needs.

In relation to future housing/accommodation need, it is likely that up to 15% of those people living in residential care, i.e. 2 people, will require a supported housing/living alternative in Torbay during the next 3 years.

People with learning disabilities and people with autism (not covered by the above groups).

These are people aged 18 years and over who have been assessed by Torbay Council/Torbay and South Devon NHS Foundation Trust as being eligible for a service. In 2017/18 there are 573 people with learning disabilities in this 'cohort'. Table x3 in section 3 shows the current accommodation/housing arrangements for these people.

Work undertaken by Torbay Council/ Torbay and South Devon NHS Foundation Trust that provides evidence of future housing demand among these cohorts indicates the following.

There is not anticipated to be additional growth in the number of people living in residential care services. Amongst people living in residential care services currently, it is estimated that 15%, approximately 17 people, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support within the next 3 years.

Amongst people currently living with family carers, particularly those adults with learning disabilities living with carers aged 70+, it is estimated that 20%, approximately 7 people, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support, or Shared Lives within the next 3 years.

There is estimated to be demand from people living in shared supported housing to move to either self-contained supported housing or general needs housing; this is estimated to be 10-15% of this cohort, i.e. up to 19 people. Some of this demand will be for general needs housing, including through choice based lettings (CBL), although it is recognised that there are issues in using CBL for some people with learning disabilities.

Demand for shared lives is estimated to remain relatively static, apart from potential demand from some adults with learning disabilities living with older carers. However, it is intended to review the purpose, capability and future capacity of the Shared Lives service in 2018/19.

The demand for fully wheelchair adapted housing amongst this cohort is estimated to be 18% of future demand (of those moving from residential care and family homes) based on work done by another south west unitary local authority (based on a client case sample of 30% of adults with learning disabilities known to the authority).

Table 12 summarises the estimated future housing demand amongst people with learning disabilities/autism known to Torbay Council over the period 2018/19 – 2020/21.

Table 12. Adults with learning disabilities: estimated housing demand (2018/19-2020/21)

	Type of housing/accommodation	Number of additional units
1	No. in residential care who require supported housing/living	17
2	No. living with older family carers who require supported housing/living	7
	Of which no. of units required to be fully wheelchair adapted (of those moving from residential care and family homes)	4-5
3	No. living in shared supported housing who could move to self-contained supported housing or general needs housing.	19
	TOTAL	43

Young people in 'transition'

These are young people aged 15-18 years with learning disabilities/physical disabilities/mental health needs who are known to Torbay Council Children's Services and are likely to be eligible for adult services when they reach 18 years.

Evidence of future housing demand is based on current client assessment data and evidence of past housing requirements from young people who have 'transitioned' to adult services over the last three years.

Table 13 summarises the estimated future housing demand amongst young people in 'transition' known to Torbay Council over the period 2018/19 – 2020/21.

Table 13. Young people in 'transition': estimated housing demand (2018/19-2020/21)

Type of housing/accommodation	Number of units
No. of young people who will 'transition' to Adults Services	39
No. young people requiring housing	12

Source: Torbay Council

People with mental health needs including people leaving hospital settings or living in residential care.

These are people with mental health related needs who are known to Torbay Council and Devon Partnership NHS Trust. Table 14 shows the current accommodation/housing arrangements for these people.

Table 14. Adults with mental health needs: current housing arrangements (2017/18)

Housing/accommodation arrangement	Number of people
Living in residential care (in and out of borough)	39
Living in supported housing/supported living	41
Other ⁹	7

Source: Torbay Council

Work undertaken by Torbay Council that provides evidence of future housing demand among these cohorts indicates the following.

There is not anticipated to be additional growth in the number of people living in residential care services. Amongst people living in residential care services currently, it is estimated that 15%, approximately 6 people, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support within the next 3 years.

⁹ This number includes clients who are supported as part of the enhanced community recovery service

There is estimated to be demand from people living in shared supported housing to move to either self-contained supported housing or general needs housing; this is estimated to be 10-15% of this cohort, i.e. up to 6 people. There is currently a brokerage service reviewing these clients' needs including future housing need.

Table 15 summarises the estimated future housing demand amongst people with mental health needs known to Torbay Council over the period 2018/19 – 2020/21.

Table 15. Adults with mental health needs: estimated housing demand (2018/19-2020/21)

Type of housing/accommodation	Number of units
No. in residential care who require supported housing/living	6
No. living in shared supported housing who could move to self-contained supported housing or general needs housing.	6
Total	12

Plymouth

Context

Table 16 shows the predicted population of people with learning disabilities, disaggregated by age range, to 2035. It should be noted that the number of people with learning disabilities who will be assessed by Plymouth City Council as eligible for a service will be a lower subset of this predicted population. However, this does show an estimated very slight increase in the learning disability population.

Table 16. Plymouth: Number of people predicted to have a learning disability to 2035

	2017	2020	2025	2030	2035
People aged 18-24 predicted to have a learning disability	955	935	919	1,027	1,040
People aged 25-34 predicted to have a learning disability	906	894	896	864	894
People aged 35-44 predicted to have a learning disability	738	759	796	798	798
People aged 45-54 predicted to have a learning disability	798	757	678	687	725
People aged 55-64 predicted to have a learning disability	679	720	739	691	624
Total population aged 18-64 predicted to have a learning disability	4,076	4,064	4,027	4,068	4,080

Source: www.pansi.org.uk , prevalence rates have been applied to ONS population projections

Table 17 shows the predicted population of adults with mental health problems which shows an overall projected decrease in numbers by 2035. However, it should be noted that the majority of people with mental health problems will not be seen by specialist mental health services and it is likely that only a small minority would need supported housing.

Table 17. Plymouth: Number of people aged 18-64 predicted to have a mental health problem to 2035

	2017	2020	2025	2030	2035
People aged 18-64 predicted to have a common mental disorder	26,581	26,443	26,198	26,303	26,202
People aged 18-64 predicted to have a borderline personality disorder	742	737	731	733	730
People aged 18-64 predicted to have an antisocial personality disorder	587	586	581	587	588
People aged 18-64 predicted to have psychotic disorder	660	657	651	653	650
People aged 18-64 predicted to have two or more psychiatric disorders	11,922	11,870	11,762	11,823	11,791

Source: www.pansi.org.uk, prevalence rates have been applied to ONS population projections

Evidence of future housing demand

Evidence of housing demand is summarised below for each client cohort.

People who are not inpatients who may be at risk of being admitted to inpatient settings

These are people who would meet the TCP criteria and who are known to Plymouth City Council and are also likely to be supported by Livewell Southwest NHS Trust due to the complex nature of their support needs. Plymouth City Council has 20 people identified within this category.

Table 18. Individuals at risk of admission to inpatient settings. Housing need.

People who are not inpatients but may be at risk of admission	Total number of people	Housing requirement
People on the risk register for May 18	20, of which 9 people are considered to have a red status and 11 amber	One person requires a bespoke individual placement

Source: Plymouth City Council

In relation to future housing/accommodation need, it is assessed that the majority of these individuals are suitably accommodated, however one individual is assessed as requiring a 'single person' placement in Plymouth during the next 3 years.

People with learning disabilities and people with autism (not covered by the above groups).

These are people aged 18 years and over who have been assessed by Plymouth City Council as being eligible for a service. In 2017/18 there are 982 people with learning disabilities in

this 'cohort'. Table 4 in section 3 shows the current accommodation/housing arrangements for these people.

Work undertaken by Plymouth City Council that provides evidence of future housing demand among these cohorts indicates the following:

The number of people living in residential care services is estimated to remain stable over the next 3 years, i.e. no estimated net increase/decrease.

There is estimated to be demand from people living in shared supported housing to move to either self-contained supported housing or general needs housing; this is estimated to be 10-15% of this cohort, i.e. up to 24 people.

Amongst people currently living with older family carers (aged 70+), it is estimated that 20%, approximately 5 people¹⁰, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support, or Shared Lives within the next 3 years.

The need for shared lives provision is expected to increase, due in part from people living with older carers seeking alternative provision. The purpose, capability and future capacity of the Shared Lives service is currently being reviewed (May 2018/19).

The demand for fully wheelchair adapted housing amongst this cohort is estimated to be 18% of future demand (of those moving from residential care and family homes) based on work done by another south west unitary local authority (based on a client case sample of 30% of adults with learning disabilities known to the authority).

Table 19 summarises the estimated future housing demand amongst people with learning disabilities/autism known to Plymouth City Council over the period 2018/19 – 2020/21.

Table 19. Adults with learning disabilities: estimated housing demand (2018/19-2020/21)

	Type of housing/accommodation	Number of additional units
1	No. in residential care who require supported housing/living	0
2	No. living with older family carers who require supported housing/living	5
	Of which no. of units required to be fully wheelchair adapted (of those moving from residential care and family homes)	1
3	No. living in shared supported housing who could move to self-contained supported housing or general needs housing.	24
	TOTAL	29

Young people in 'transition'

¹⁰ Estimated based on 70+ carer population assumptions applied in Torbay (20% of total 'living with family carers').

These are young people aged 15-18 years with learning disabilities/physical disabilities/mental health needs who are known to Plymouth City Council Children's Services and are likely to be eligible for adult services when they reach 18 years. Evidence of future housing demand is based on current client assessment data and evidence of past housing requirements from young people who have 'transitioned' to adult services over the last three years. Table 20 summarises the estimated future housing demand amongst young people in 'transition' known to Plymouth City Council over the period 2018/19 – 2020/21.

Table 20. Young people in 'transition': estimated housing demand (2018/19-2020/21)

Type of housing/accommodation	Number of units
No. of young people requiring residential care	2
No. young people requiring supported housing	10

Source: Plymouth City Council

People with mental health needs including people leaving hospital settings or living in residential care.

These are people with mental health related needs who are known to Plymouth City Council. Table 21 shows the current accommodation/housing arrangements for these people.

Table 21. Adults with mental health needs: current housing arrangements (2017/18)

Housing/accommodation arrangement	Number of people
Living in residential care (in and out of borough)	130
Living in supported housing/supported living	71
Living in Shared Lives	4
Living in extra care	9
Other ¹¹	152
TOTAL	366

Source: Plymouth City Council

There is not anticipated to be additional growth in the number of people living in residential care services. Amongst people living in residential care services currently, it is estimated that 15%¹², approximately 19 people, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support within the next 3 years.

There is estimated to be demand from people living in shared supported housing to move to either self-contained supported housing or general needs housing; this is estimated to be 10-15%¹³ of this cohort, i.e. up to 11 people. The Mental Health Programme Board in Plymouth will be completing a review of the housing needs of people who require support related to their mental health needs over the next 12 months.

¹¹ This number includes clients who are supported as part of the enhanced community recovery service

¹² Estimate based on Torbay percentage of need for alternative housing

¹³ Estimate based on Torbay percentage of need for alternative housing

Table 22 summarises the estimated future housing demand amongst people with mental health needs known to Plymouth City Council over the period 2018/19 – 2020/21.

Table 22. Adults with mental health needs: estimated housing demand (2018/19-2020/21)

Type of housing/accommodation	Number of units
No. in residential care who require supported housing/living	19
No. living in shared supported housing who could move to self-contained supported housing or general needs housing.	11
TOTAL	30

Devon

Context

Table 23 shows the predicted population of people with learning disabilities, disaggregated by age range, to 2035. It should be noted that the number of people with learning disabilities who will be assessed by Devon County Council as eligible for a service will be a lower subset of this predicted population. However, this does show an estimated very slight increase in the learning disability population.

Table 23. Devon: Number of people predicted to have a learning disability to 2030

	2017	2020	2025	2030	2035
Devon: People aged 18-24 predicted to have a learning disability	1,655	1,571	1,549	1,716	1,739
Devon: People aged 25-34 predicted to have a learning disability	2,047	2,109	2,077	1,955	2,012
Devon: People aged 35-44 predicted to have a learning disability	1,989	2,015	2,179	2,303	2,283
Devon: People aged 45-54 predicted to have a learning disability	2,546	2,400	2,164	2,151	2,318
Devon: People aged 55-64 predicted to have a learning disability	2,399	2,551	2,693	2,544	2,318
Devon: Total population aged 18-64 predicted to have a learning disability	10,636	10,647	10,663	10,669	10,670

Source: www.pansi.org.uk , prevalence rates have been applied to ONS population projections

Table 24 shows the predicted population of adults with mental health problems which shows an overall projected decrease in numbers by 2035. However, it should be noted that the majority of people with mental health problems will not be seen by specialist mental health services and it is likely that only a small minority would need supported housing.

Table 24. Devon: Number of people aged 18-64 predicted to have a mental health problem to 2030

	2017	2020	2025	2030	2035
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Devon: People aged 18-64 predicted to have a common mental disorder	70,881	70,811	70,798	70,556	70,170
Devon: People aged 18-64 predicted to have a borderline personality disorder	1,984	1,981	1,980	1,972	1,960
Devon: People aged 18-64 predicted to have an antisocial personality disorder	1,523	1,526	1,531	1,535	1,537
Devon: People aged 18-64 predicted to have psychotic disorder	1,762	1,760	1,759	1,753	1,743
Devon: People aged 18-64 predicted to have two or more psychiatric disorders	31,625	31,613	31,630	31,557	31,425

Source: www.pansi.org.uk, prevalence rates have been applied to ONS population projections

Evidence of future housing demand

Evidence of housing demand is summarised below for each client cohort.

People who are not inpatients who may be at risk of being admitted to inpatient settings

These are people who would meet the TCP criteria and who are known to Devon County Council and are supported by Devon Partnership NHS Trust due to the complex nature of their support needs.

There are 13 clients with a 'red status' people identified within this category¹⁴. In relation to future housing/accommodation need, it is likely that up to 15%¹⁵ of these people, i.e. approximately 2 people, will require a supported housing/living alternative in Devon during the next 3 years.

People with learning disabilities and people with autism (not covered by the above groups).

These are people aged 18 years and over who have been assessed by Devon County Council as being eligible for a service. In 2017/18 there are 2,670 people with learning disabilities in this 'cohort'. Table 1 in section 3 shows the current accommodation/housing arrangements for these people.

Work undertaken by Devon County that provides evidence of future housing demand among these cohorts indicates the following.

There is not anticipated to be additional growth in the number of people living in residential care services. Amongst people living in residential care services currently, it is estimated that 15%, approximately 82 people, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support within the next 3 years.

¹⁴ As at May 2018

¹⁵ Based on same assumptions applied to this cohort for Torbay

Amongst people currently living with family carers, particularly those adults with learning disabilities living with carers aged 70+, it is estimated that 20%, approximately 35 people, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support, or Shared Lives within the next 3 years.

There is estimated to be demand from people living in shared supported housing to move to either self-contained supported housing or general needs housing; this is estimated to be 10-15% of this cohort, i.e. up to 73 people. Some of this demand will be for general needs housing, including through choice-based lettings (CBL), although it is recognised that there are issues in using CBL for some people with learning disabilities.

Demand for shared lives is estimated to remain relatively static, apart from potential demand from some adults with learning disabilities living with older carers. However, it is intended to review the purpose, capability and future capacity of the Shared Lives service in 2018/19.

The demand for fully wheelchair adapted housing amongst this cohort is estimated to be 18% of future demand (of those moving from residential care and family homes) based on work done by another south west unitary local authority (based on a client case sample of 30% of adults with learning disabilities known to the authority).

Table 25 summarises the estimated future housing demand amongst people with learning disabilities/autism known to Devon County Council over the period 2018/19 – 2020/21.

Table 25. Adults with learning disabilities: estimated housing demand (2018/19-2020/21)

	Type of housing/accommodation	Number of additional units
1	No. in residential care who require supported housing/living	82
2	No. living with older family carers who require supported housing/living	35
	Of which no. of units required to be fully wheelchair adapted (of those moving from residential care and family homes)	21
3	No. living in shared supported housing who could move to self-contained supported housing or general needs housing.	73
	TOTAL	190

The estimated housing demand is shown by District Council area in table 26. It should be noted that this disaggregation of estimated housing need by District is tentative at this stage.

Table 26. Adults with learning disabilities: estimated housing demand by District (2018/19-2020/21)

District	Need: Residential to	Need: Living with	Need: Supported
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	Supported Housing/Living	older family carer that may need to move	Living to self-contained Supported Housing or General Needs Housing
East Devon	8	6	15 (21% of placements currently in East Devon)
Exeter	6	5	14 (19%)
Mid Devon	8	4	8 (11%)
North Devon	10	4	2 (2%)
South Hams	8	4	7 (10%)
Teignbridge	19	6	15 (21%)
Torridge	10	3	5 (5%)
West Devon	13	3	7 (10%)
TOTAL	82	35	73

Young people in 'transition'

These are young people aged 15-18 years with learning disabilities/physical disabilities/mental health needs who are known to Devon County Council Children's Services and are likely to be eligible for adult services when they reach 18 years.

Evidence of future housing demand is based on current client assessment data and evidence of past housing requirements from young people who have 'transitioned' to adult services over the last three years.

Table 27 summarises the estimated future housing demand amongst young people in 'transition' known to Devon County City Council over the period 2018/19 – 2020/21.

Table 27. Young people in 'transition': estimated housing demand (2018/19-2020/21)

Type of housing/accommodation	Number of units
No. of young people who will 'transition' to Adults Services	250-300
No. young people requiring housing	75-90

Source: Devon County Council

People with mental health needs including people leaving hospital settings or living in residential care.

These are people with mental health related needs who are known to Devon County Council and Devon Partnership NHS Trust. Table 28 shows the current accommodation/housing arrangements for these people.

Table 28. Adults with mental health needs: current housing arrangements (2017/18)

Housing/accommodation arrangement	Number of people
Living in residential care (in and out of County)	172

Living in supported housing/supported living	217
Other ¹⁶	33
TOTAL	422

Source: Devon County Council

Work undertaken by Devon County Council that provides evidence of future housing demand among these cohorts indicates the following.

There is not anticipated to be additional growth in the number of people living in residential care services. Amongst people living in residential care services currently, based on analysis of QAP review work and other analysis of client need, it is estimated that approximately 18-33 people, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support within the next 3 years.

There is estimated to be demand from people living in shared supported housing to move to either self-contained supported housing or general needs housing; this is estimated to be approximately 22-33 people.

Table 29 summarises the estimated future housing demand amongst people with mental health needs known to Devon County Council over the period 2018/19 – 2020/21.

Table 29. Adults with mental health needs: estimated housing demand (2018/19-2020/21)

Type of housing/accommodation	Number of units
No. in residential care who require supported housing/living	18-33
No. living in shared supported housing who could move to self-contained supported housing or general needs housing.	22-33
TOTAL	40-66

The estimated housing demand is shown by District Council area in table 30. It should be noted that this disaggregation of estimated housing need by District is tentative at this stage.

¹⁶ This number includes clients who are supported as part of the enhanced community recovery service

Table 30. Adults with mental health needs: estimated housing demand by District (2018/19-2020/21)

District	Number Residential to Supported Housing/Living	Number Supported Living to self-contained Supported Housing or General Needs Housing
East Devon	1-2	1-3
Exeter	7-14	10-14
Mid Devon	1-2	1
North Devon and Torridge	4-8	7-9
South Hams	2-3	1-2
Teignbridge	2-3	1-2
West Devon	1	1-2
TOTAL	18-33	22-33

5. Future need and gaps

Evidence of housing demand is summarised below for each client cohort.

Inpatient cohort

Table 31. Future housing need for inpatient (TCP) cohort

Client	When housing required	Housing requirements
1	End of Q3 2018/19	Possible bespoke house/bungalow, good line of sight, enough space in garden for a sensory den (shed), close to family in East Devon close to countryside/seaside.
2	End of Q4 2018/19	Bespoke single person placement; no mobility specific requirements; not within walking distance of schools/parks.
3	End of Q1 2018/19	Residential care; living with others, needs access to community e.g. shops, gym
4	End of Q1 2018/19	Residential care; closer to family in Cornwall
5	End of Q2 2018/19	Residential care. Location to be agreed unlikely to be Devon
6	tbc	Unknown at present – individual life plan commissioned – await outcome.
7.	End of Q4 2018/19	Residential in Cullompton/Tiverton/Honiton area with easy access to Taunton.
8	tbc	Will not be discharged before the end of the programme,

Client	When housing required	Housing requirements
		still requiring treatment. Could require bespoke accommodation in a remote location with a staff team. No preference on location.
9.	tbc	Needs to remain in hospital
10.	Unlikely to be discharged before end of Q4 2018/2019	Will be returning to supported living in Plymouth area
11.	Q1 2018/2019	Transferring to residential care
12.	Q1 2018/2019	Transition commenced to supported living in Exeter.
13	Q4 2018/2019	Supported living or residential care. Could be in Plymouth area
14.	Q1 2018/2019	Flat annexe to family home in Torquay
15	Q2 2018/2019	Bungalow in Exmouth area
16	Q1 2018/2019	Transfer to residential care. Then bungalow in Barnstaple area
17	tbc	MOJ involved. Potentially residential care in Devon
18	Q2 2018/2019	Essex
19	Q3 2018/2019	Detached bungalow in Plymouth
20	Unlikely to be discharged before end of Q4 2018/2019	Possibly supported living in Devon

Source: NEW Devon CCG/South Devon and Torbay CCG

In addition, there are 18 people in placements currently commissioned and funded by NHS England specialist commissioning services who need to be rehoused in Devon

People who are not inpatients who may be at risk of being admitted to inpatient settings

Table 32. Future housing need for clients at risk of inpatient admission (2018/19-2020/21)

Torbay	Plymouth	Devon	Total
2	1	2	5

It is anticipated that these individuals will require a mix of 'bespoke' individual housing solutions or access to existing supported housing/living options.

People with learning disabilities and people with autism (not covered by the above groups).

Table 33. Adults with learning disabilities: estimated housing demand (2018/19-2020/21)

	Type of housing/accommodation	Torbay: Number of additional units	Plymouth: Number of additional units	Devon: Number of additional units	Total
1	No. in residential care who require supported housing/living	17	0	82	99
2	No. living with older family carers who require supported housing/living	7	5	35	62
	Of which no. of units required to be fully wheelchair adapted (of those moving from residential care and family homes)	4-5	1	21	26-27
3	No. living in shared supported housing who could move to self-contained supported housing or general needs housing.	19	24	73	116
	TOTAL	43	29	190	262

Amongst people living in residential care services currently, it is estimated that:

- Approximately 99 people, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support within the next 3 years. Of these:
 - 17 people need alternative housing in Torbay
 - 82 people need alternative housing in Devon (locations identified at section 4)

Amongst people currently living with family carers, particularly those adults with learning disabilities living with carers aged 70+, it is estimated that:

- Approximately 47 people, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support, or Shared Lives within the next 3 years. Of these:
 - 7 people need alternative housing in Torbay
 - 35 people need alternative housing in Devon (locations identified at section 4)
 - 5 people need alternative housing in Plymouth

It is estimated that 26-27 will need fully wheelchair adapted housing.

Amongst people living in shared supported housing it is estimated that:

- Approximately 116 people could potentially move to self-contained supported housing or general needs housing, including through choice-based lettings (CBL), although it is recognised that there are issues in using CBL for many people with learning disabilities. Of these:

- 19 people need alternative housing in Torbay
- 73 people need alternative housing in Devon
- 24 people need alternative housing in Plymouth

Young people in 'transition'

Table 34. Young people in 'transition': estimated housing demand (2018/19-2020/21)

Type of housing/accommodation	Torbay: Number of additional units	Plymouth: Number of additional units	Devon: Number of additional units	Total
No. of young people who will 'transition' to Adults Services	39	200-250	250-300	489-589
No. young people requiring housing	12	10 <i>tbc</i>	75-90	97-112

Evidence of future housing demand is based on current client assessment data and evidence of past housing requirements from young people who have 'transitioned' to adult services over the last three years.

Between 489-589 young people with disabilities will 'transition' to Adult Services. It is estimated that 97-112 of these young people will need housing/supported living. Of these, approximately:

- 12 young people need alternative housing in Torbay
- 75-90 people need alternative housing in Devon (locations identified at section 4)
- 10 people need alternative housing in Plymouth

People with mental health needs including people leaving hospital settings or living in residential care.

Table 35. Adults with mental health needs: estimated housing demand (2018/19-2020/21)

Type of housing/accommodation	Torbay: Number of additional units	Plymouth: Number of additional units	Devon: Number of additional units	Total
No. in residential care who require supported housing/living	6	19	18-33	43-58
No. living in shared supported housing who could move to self-contained supported housing or general needs housing.	6	11	22-33	39-50
Total	12	30	40-66	82-108

Amongst people living in residential care services currently, it is estimated that:

- Approximately 43-58 people, could move to supported housing/living alternatives, including both shared housing and self-contained housing (e.g. within a small cluster of flats) with on-site support within the next 3 years. Of these:
 - 6 people need alternative housing in Torbay
 - 18-33 people need alternative housing in Devon (locations identified at section 4)
 - 19 people need alternative housing in Plymouth

Amongst people living in shared supported housing it is estimated that:

- Approximately 39-50 people could move to self-contained supported housing or general needs housing, including through choice-based lettings (CBL). Of these:
 - 6 people need alternative housing in Torbay
 - 22-33 people need alternative housing in Devon (locations identified at section 4)
 - 11 people need alternative housing in Plymouth

6. Approach to housing delivery

To be drafted following 'roundtable' event with housing providers