

# Supported housing for people with learning disabilities and autistic people in England

For the Learning Disability and Autism  
Housing Network

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## Contents

Executive summary .....	3
1. Introduction .....	6
2. Definition of supported housing.....	7
3. Policy context .....	11
4. Evidence from secondary research.....	14
5. Evidence from primary research.....	17
6. Research findings and recommendations .....	32
7. Limitations of research findings .....	37
Annexe 1. Evidence review: size, scale, scope, and cost of supported housing for people with learning disabilities and autistic people .....	38
Annexe 2 Providers of Specialised Supported Housing .....	45
Annexe 3 Research brief.....	47
Annexe 4: Survey questions .....	48

## Executive summary

### Key findings

- For the purposes of this research the population of people with learning disabilities/autistic people aged 18 years and over in England is estimated to be c.151,000 (2020/21). These are people who, via a Care Act assessment, are assessed by local authorities in England as being eligible to receive a care/support package funded by a local authority.
- Supported housing plays an increasingly critical role in enabling people with a learning disability and autistic people live independently at the heart of their communities. This research indicates that between c.23% and c.25% of the identified population of people with learning disabilities/autistic people live in supported housing. The number of units of supported housing for people with learning disabilities/autistic people is estimated to be between c.35,500 and c.38,500 units. It is estimated that c.66% of these units are shared supported housing and 34% of these units are self-contained supported housing.
- Evidence from existing data indicates that 23% of this population live in mainstream, housing with a care/support package and 15% are living in residential/ nursing care settings. The proportion living with family and friends is 37% and has not greatly changed over the last decade indicating a potential housing timebomb as carers get older.
- It is estimated that at least c.80% of supported housing for people with learning disabilities/autistic people in England is provided by Registered Providers of social housing.
- 83% of all supported housing for people with learning disabilities and autistic people is categorised in relation to housing benefit regulations as specified accommodation, either as exempt accommodation (44%) or managed properties (56%).
- The number of units of supported housing for people with learning disabilities/autistic people classified as Specialised Supported Housing is estimated to be c.22,500 units.
- The void rate in supported housing for people with learning disabilities/autistic people is estimated to be c.10%.
- The average weekly rent and service charge for supported housing for people with learning disabilities/autistic people is c.£250 per week for self-contained housing and c.£235 for shared housing. However, it should be noted that these figures will reflect long standing supported housing delivered when development costs and associated rents were likely to have been considerably lower than is the case currently.
- c.75% of tenants of supported housing for people with learning disabilities/autistic people are receiving at least 25+ hours per week of care/support. c. 43% of tenants are receiving over 100 hours per week of care/support.

- Based on housing providers that participated in this research c.5,600 units of supported housing for people with learning disabilities/autistic people is estimated to have been developed across England since April 2017.
- Amongst housing providers that participated in this research, that have developed supported housing for rent for people with learning disabilities/autistic people since April 2017, c.87% of capital funding has come from private and non-public finance compared to c.8.5%, c.3.5% and 1.5% of public capital funding that has come from NHS England, Homes England and local authorities respectively.

## **Recommendations**

### *Strategic Planning*

- Government, local authorities and housing providers should collaboratively plan for further development of supported housing to meet the different needs of people with learning disabilities/autistic people given that only c23%-c25% of people currently live in supported housing, at least 15% of people live in residential/nursing care settings, and the number living with family and friends remains at above 35% over the last decade.
- Local authorities should undertake up to date housing need assessments, including the need for supported housing, amongst people with learning disabilities/autistic people and publish a strategy for the future provision of such accommodation, every five years. Priority needs to be made to those assessed as having care and support needs and people who live with parents and carers aged 70 and over.
- Local authorities to work more strategically with housing and support providers to ensure the current provision of supported housing is more fully utilised and reduce the level of under occupancy across the sector.

### *Housing and Support Funding*

- Government should maintain the current housing benefit regime in relation to specified accommodation, specifically in relation to the exempt accommodation and managed properties categories, given that c.83% of supported housing for people with learning disabilities/autistic people with high levels of support falls into these housing benefit regulations categories.
- Government should commit to meeting the costs of providing support services, as distinct from care services, to people with learning disabilities/autistic people with low, moderate and high support needs who live in, or wish to live in, supported housing.
- Government should strongly encourage local authorities to take a strategic view of commissioning and procurement, with 5-10 year contracts becoming the norm, moving away from many local authorities' use of short term contracting cycles. Such a shift would help provide a much more stable, sustainable business environment for providers of supported housing.

### *Capital Funding*

- There is a need to significantly increase the level of capital funding and provide feasible grant levels available through the Affordable Homes Programme and Care and Support Specialised Housing Fund from Homes England and Greater London Authority to contribute to the capital funding costs of developing supported housing for people with learning disabilities/autistic people.
- Homes England, the Greater London Authority and the Department of Health and Social Care should set annual targets for supported housing for people with learning disabilities and autistic people from the different capital programmes and regularly publish the number and type of schemes funded through the current government capital funding programmes.
- The Rent Standard needs urgent reform in relation to supported housing and public subsidy, allowing payment of Homes England and Greater London Authority grant with the charging of appropriate rents above current formula rents. This would help to cover the higher actual costs of developing and managing supported housing for people with learning disabilities/autistic people with higher support needs, compared with developing general needs housing for rent and supported housing for people with lower support needs.

### *Oversight and Regulation*

- Government, local authorities and NHS England should recognise that rents and service charges for supported housing for people with learning disabilities/autistic people represent good value for money to provide person centred outcomes, for example compared with non housing based alternatives such as care homes and hospital settings.
- Whilst many housing providers welcome sector-wide oversight of supported housing quality, any new oversight regime should be proportionate and recognise that the vast majority of people with a learning disability and autistic people residing in supported housing live in "*supported exempt accommodation*". The focus should be on consistent, benchmarked support and housing service measures for people living in supported housing.
- Any new oversight regime should recognise the higher relative costs of providing supported housing building and services (compared to general needs housing) and the legitimate reasons for these higher costs with full transparency in terms of the costs of providing supported housing.

## 1. Introduction

- 1.01 The aims of this research are:
- To provide an accurate current evidence base covering the scale, size, scope, and funding/cost of supported housing for people with learning disabilities (PLD) and autistic people (AP).
  - To provide an evidence base that can be used to inform and influence future Government policy in relation to accommodation and supported housing, including supported housing classified as 'exempt accommodation', for PLD and AP.
- 1.02 This is a report from the Housing Learning and Improvement Network (LIN)<sup>1</sup> based on a brief from the Learning Disability and Autism Housing Network (LDAH) shown at Annex 3.
- 1.03 The approach to this research has involved analysis of existing evidence and undertaking primary research.
- 1.04 Existing evidence in terms of the size, scale and scope of supported housing for people with learning disabilities and autistic people (Annex 1) has been analysed in relation to:
- The population of people with learning disabilities and autistic people.
  - The supply of supported housing for people with learning disabilities and autistic people.
  - The types of organisations providing this supported housing.
  - The costs of this supported housing.
- 1.05 Primary research involved an online survey of providers of supported housing for rent for people with learning disabilities and/or autistic people. The purpose of the primary research was to produce an up to date and comprehensive evidence base about supported housing for rent for people with learning disabilities and/or autistic people to address the aims of the research and gaps in the secondary evidence.
- 1.06 This research applies to supported housing for people with learning disabilities and autistic people in England.

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<sup>1</sup> [www.housinglin.org.uk](http://www.housinglin.org.uk)

## 2. Definition of supported housing

### What is supported housing?

- 2.01 Supported housing is typically defined as a housing service where housing, support and/or care services are provided to help people to live as independently as possible.
- 2.02 Supported housing provides homes for a wide range of people including older people, people with learning disabilities and autistic people, people with mental health related needs, vulnerable young people and people who have experienced homelessness. The scope of this research is supported housing for people with learning disabilities and/or autistic people.
- 2.03 Within the supported housing sector in England there is enormous variation and diversity in the types of providers, scheme characteristics and 'models' of housing and support/care. For example, a dominant model of supported housing in the late 20th century was based on shared housing, where a person has a tenancy for a room in a property and shares the other facilities e.g. kitchen, bathroom and other communal areas, with a number of other tenants and support is shared across these tenants. More recently supported housing has been developed where the model is 'clusters' of 1 bed self-contained flats within the same building, i.e. where a person has their own self-contained accommodation with support available either on site or 'visiting' the scheme.
- 2.04 Supported housing is primarily provided by housing associations, local authorities, voluntary sector or charitable providers, i.e. not-for-profit organisations; many of these are Registered Providers of social housing (RPs), i.e. these organisations are registered with the Regulator of Social Housing to provide social housing. Some private sector 'for profit' organisations do provide supported housing, either as landlords and/or as care/support providers.
- 2.05 The definition of supported housing is closely linked to its treatment in relation to housing benefit regulations, specifically those referred to as 'specified accommodation' and 'exempt accommodation' (see below). The definition of supported housing as 'specialised supported housing' is also particularly relevant to supported housing for people with learning disabilities and autistic people (see below).

### Housing benefit regulations: Specified accommodation and exempt accommodation

- 2.06 Housing benefit regulations for supported housing services are complex. In 1996, a category of Supported Housing, referred to as 'Exempt Accommodation', was created within the regulations to enable Housing Benefit to meet the additional costs of providing Supported Housing. In relation to rent and service charge levels, 'exempt' means that such accommodation is exempt from the rules that require the local authority to restrict the maximum rent to a Rent Officer determination level.

- 2.07 Exempt Accommodation is defined within Housing Benefit regulations as either:
- (a) A resettlement place (as defined by section 30 of the Jobseekers Act 1995(4) – that is which had previously been in receipt of a central government ‘resettlement grant’);  
or
  - (b) Provided by a non-metropolitan (upper tier) county council (applicable in England only), a housing association, a registered charity or voluntary organisation where that body or a person acting on its behalf also provides the claimant with care, support or supervision.
- 2.08 For a housing benefit claim to be treated as an exempt accommodation claim, care, support or supervision has to be provided to the customers by or on behalf of the landlord. There is no clear definition of care, support or supervision, and there is no specification about how much care, support or supervision needs to be provided, other than that it must be more than ‘minimal’.
- 2.09 Once a claim is accepted as an exempt accommodation claim, rent increases may be higher than for mainstream accommodation, however all landlords of supported housing need to be able to demonstrate to local authority Housing Benefit teams that both rents and service charges are reasonable and justifiable.
- 2.10 Housing Benefit Circular A8/2014<sup>2</sup> extended the categories of supported housing to be excluded from Universal Credit. This created the new and wider definition of ‘Specified Accommodation’ which includes four categories. These are:
- Exempt Accommodation (as defined previously);
  - Managed properties;
  - Refuges (not meeting the Exempt Accommodation definition);
  - Hostels (not meeting the Exempt Accommodation definition).
- 2.11 The category of ‘managed properties’ responded to the common practice of local authorities commissioning the housing and the care/support separately, often to maintain a clearer separation between housing management and support.
- 2.12 In essence specified accommodation covers the categories of supported housing that are exempt from welfare reform provisions, such as the benefit cap, housing benefit no longer being paid direct to the landlord, and in some circumstances the removal of the Spare Room Subsidy. This ensures that individuals living in such supported housing receive their full benefit entitlements and continue to have their housing costs covered by housing benefit, rather than through universal credit.

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<sup>2</sup> Housing Benefit Circular HB A8/2014 gives details of the provisions contained in Housing Benefit and Universal Credit (Supported Accommodation) (Amendment) Regulations 2014 (SI 2014 No. 771) that were laid before Parliament on 20 March 2014. See [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/299267/a8-2014.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/299267/a8-2014.pdf)



## Specialised supported housing

- 2.13 A category of supported housing that has, over the last 5-10 years, become increasingly prevalent in providing homes for people with learning disabilities and autistic people by RPs, is 'specialised supported housing'<sup>3</sup>.
- 2.14 The Rent Standard<sup>4</sup> (which sets out requirements for Registered Providers of social housing in England in relation to rent setting) identifies categories of housing that are exempt from social rent setting requirements. These exemptions include a sub-category of supported housing defined as 'specialised supported housing' (SSH). A consequence of this exemption from the rent standard is that RPs can charge higher rents and have these eligible housing costs covered by housing benefit.
- 2.15 The Government's Policy Statement on rents for social housing (2019)<sup>5</sup>, defines supported housing as: *the term 'supported housing' means low-cost rental accommodation provided by a registered provider that:*
- a) *is made available only in conjunction with the supply of support;*
  - b) *is made available exclusively to households including a person who has been identified as needing that support; and;*
  - c) *falls into one or both of the following categories:*
    - i. *accommodation that has been designed, structurally altered or refurbished in order to enable residents with support needs to live independently; and*
    - ii. *accommodation that has been designated as being available only to individuals within an identified group with specific support needs.*
- 2.16 For the purposes of this definition, 'support' includes:
- *sheltered accommodation*
  - *extra care housing*
  - *domestic violence refuges*
  - *hostels for the homeless*
  - *support for people with drug or alcohol problems*
  - *support for people with mental health problems*
  - *support for people with learning disabilities and/or autism*
  - *support for people with disabilities*
  - *support for offenders and people at risk of offending*
  - *support for young people leaving care*

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<sup>3</sup> [Funding supported housing for all](#). 2018. Mencap.

<sup>4</sup> DLUHC & MHCLG: [Rent Standard and guidance](#)

<sup>5</sup> MHCLG (2019): [Policy statement on rents for social housing](#)

- *support for teenage parents*
- *support for refugees*

2.17 In the Government's Policy Statement on rents for social housing (2019) SSH means supported housing:

- a) which is designed, structurally altered, refurbished or designated for occupation by, and made available to, residents who require specialised services or support in order to enable them to live, or to adjust to living, independently within the community*
- b) which offers a high level of support, which approximates to the services or support which would be provided in a care home, for residents for whom the only acceptable alternative would be a care home*
- c) which is provided by a private registered provider under an agreement or arrangement with a council or a health service (within the meaning of the National Health Service Act 2006)*
- d) for which the rent charged, or to be charged, complies with the agreement or arrangement mentioned in paragraph (c)*
- e) in respect of which at least one of the following conditions is satisfied:*
  - i. there was no, or negligible, public assistance, or*
  - ii. there was public assistance by means of a loan (secured by means of a charge or a mortgage against a property).*

2.18 This does not necessarily mean that it is 'specialised' in the everyday usage of that term; it can look like other supported housing that is not defined as SSH, although it may include supported housing that has adaptations to meet the specific social, behaviour-related and other needs of the tenants.

2.19 In the context of this research, it is important to note that:

- SSH only applies to England (the definition of SSH is incorporated into UK Government policy and guidance that applies only to England).
- SSH is typically accommodating people with learning disabilities and autistic people, and to a lesser extent, people with mental ill health, particularly in relation to part (b) of the SSH definition (above).

## 3. Policy context

- 3.01 There are a number of national policy factors affecting the supported housing sector that will potentially influence the current supply and future provision of supported housing for people with learning disabilities and/or autistic people.

### **Levelling Up, Housing and Communities Committee inquiry: exempt accommodation**

- 3.02 The committee launched an inquiry into exempt accommodation<sup>6</sup> on 7 December 2021. The Committee's inquiry follows reports, particularly from the West Midlands, of unscrupulous landlords failing to provide the support and care that vulnerable tenants need, or to maintain the properties to a decent standard. The inquiry report was published on 27 October 2022<sup>7</sup>.
- 3.03 The committee state that it was "*shocked and alarmed*" by the findings of the inquiry. The recommendations included that Government should publish national standards, with powers for local authorities to enforce them, in these following areas: the referral process; care, support, or supervision; the quality of housing; and information the provider must give to the resident; and provide new burdens funding to local authorities to ensure that they can carry out these duties.
- 3.04 The implication of the recommendations from this inquiry is that there is likely to be greater scrutiny by Government, the RSH and local councils of supported housing, including supported housing for people with learning disabilities/autistic people, particularly that which is funded under the 'exempt accommodation' regulations.

### **UK Government policy: supported housing**

- 3.05 In October 2020 the Government published the Supported housing: national statement of expectations.<sup>8</sup> This set out the expectations of local authorities and of providers of supported housing in relation to, for example, understanding the need for supported housing and ensuring that supported housing is of a good quality, both in terms of the accommodation and the service. This was for guidance only, however since this was published, the Government has set out its intention to legislate to deliver improvements in supported housing.
- 3.06 On 17 March 2022, the Minister, Eddie Hughes, issued a written statement setting out Government plans for 'supported exempt housing'<sup>9</sup>:

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<sup>6</sup> [Levelling Up Committee launches inquiry into exempt accommodation - Committees - UK Parliament](#)

<sup>7</sup> [Levelling Up Committee inquiry report into exempt accommodation - Committees - UK Parliament](#)

<sup>8</sup> <https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

<sup>9</sup> <https://questions-statements.parliament.uk/written-statements/detail/2022-03-17/hcws696>

- 3.07 Subsequently, Bob Blackman MP introduced the Supported Housing (Regulatory Oversight) Bill<sup>10</sup> on 15 June 2022. The Bill says it will “*make provision about the regulation of supported exempt accommodation; to make provision about local authority oversight of, and enforcement powers relating to, the provision of supported exempt accommodation; and for connected purposes.*” Within the proposed Bill supported exempt accommodation is defined precisely as the wider definition of ‘Specified Accommodation’ within the Housing Benefit regulations
- 3.08 This is the first time that UK Government has legislated to regulate the supported housing sector for over 20 years. This reflects concerns about the quality and value for money of some supported housing that is funded through the housing benefit ‘exempt accommodation’ regulations, which allow for higher housing benefit payments.

### **Department for Work and Pensions: Housing Benefit guidance for supported housing claims**

- 3.09 The Department for Work and Pensions (DWP) issued guidance to local authorities (May 2022) about the treatment of housing benefit claims in supported housing.
- 3.10 This provides detail to local authorities administering housing benefit claims for supported housing in relation to, for exempt accommodation status.
- 3.11 DWP has issued this guidance alongside requiring local authorities to keep more detailed records of housing benefit claims falling within the ‘specified accommodation’ regulations.

### **Regulation of supported housing**

- 3.12 Over recent years the long lease-based model of SSH has come under scrutiny by the RSH, particularly the governance and financial arrangements of some RPs that lease all or most of their housing stock from other organisations, typically private investors: *‘Since the near failure of First Priority Housing Association in early 2018, the RSH has been engaging with providers of this type of accommodation whose business model is predicated on taking long-term leases from property funds, to establish whether the issues at First Priority are replicated elsewhere. As a result of this work, the RSH has published a number of regulatory judgements and notices where it has identified concerns about the governance or financial viability of these providers.*<sup>11</sup>
- 3.13 The RSH has identified the following recurring themes with this model of SSH:
- The concentration of risk that comes from having long-term, low-margin inflation-linked leases as a single source of finance.

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<sup>10</sup> [Supported Housing \(Regulatory Oversight\) Bill - Parliamentary Bills - UK Parliament](#)

<sup>11</sup> Regulator of Social Housing: [Lease-based providers of specialised supported housing. Addendum to the Sector Risk Profile 2018. April 2019. Regulator of Social Housing.](#)

- The thin capitalisation of some of the RPs undertaking this model.
  - Poor risk management and contingency planning undertaken by some of the RPs.
  - Some inappropriate governance practices that have led to poor decision making.
  - A lack of transparency about whether appropriate rents are being charged.
- 3.14 Further detail can be found in the RSH's document Lease-based providers of specialised supported housing. Addendum to the Sector Risk Profile 2018<sup>12</sup> published in April 2019.
- 3.15 The RSH is implementing more rigorous oversight of the sector, resulting in more non-compliant regulatory judgements. The implication of this is that there is likely to be ongoing and increasing scrutiny by the RSH of supported housing that is classified as SSH.

### **Adult Social Care Reform White Paper**

- 3.16 The ASC Reform White Paper<sup>13</sup> includes a focus on housing, new models of care, digital and technology. A series of measures, including substantial funding, have been announced that specifically target the housing, housing with care, and technology markets with the aim of helping all people with care and support needs to live well, safely and independently.
- 3.17 Separately, NHS England has recently published an action plan *Building the Right Support for People with a Learning Disability and Autistic People*.<sup>14</sup> It restates the important role of suitable housing, including supported housing, for people with learning disabilities/autistic people. A key action is to boost the supply of supported housing and to improve Government's understanding of the size, cost, and demand of the supported housing sector.
- 3.18 The Government also set out in its Adult Social Care Reform White Paper a capital grant allocation of £213 million over the next three years to encourage developers registered with Homes England and/or the Greater London Authority to bid for this capital funding.

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<sup>12</sup> Regulator of Social Housing: [Lease-based providers of specialised supported housing](#)

<sup>13</sup> Department of Health and Social Care: [People at the Heart of Care: adult social care reform white paper](#)

<sup>14</sup> [Building the Right Support for People with a Learning Disability and Autistic People Action Plan - July 2022](#)

## 4. Evidence from secondary research

4.01 Further detail in relation to the size, scale and scope of supported housing for people with learning disabilities and autistic people is shown at Annexe 1.

### Population of people with learning disabilities and/or autistic people in England

4.02 The population aged 18-64 with a learning disability in England, is projected to increase from 1.16m in 2020 to 1.19m by 2040. The population of people with Autistic Spectrum Disorder aged 18-64 in England, is projected to increase from 340k to 351k in the same period.

4.03 The number of people with learning disabilities/autistic people in England (2021/22) receiving local authority funded care/support is 150,970. These are people who, via a Care Act assessment, are assessed by local authorities in England as being eligible to receive a care/support package funded by the local authority. For the purpose of this research this is referred to as the *relevant population* as this is the cohort considered most likely to be living in supported housing due to their eligibility for local authority funded care/support.

4.04 The relevant population of adults with learning disabilities/autistic people is estimated to increase to c.169,500 by 2037.

Table 1. Projected relevant population, aged 18 and over, with learning disabilities/autistic people in England to 2037.

	2022	2027	2032	2037
Baseline relevant population (SALT <sup>15</sup> )	150,979	150,979	150,979	150,979
Added: Cumulative number of children with learning disabilities aged 17 likely to transition to adult services	-	21,677	43,354	65,031
Subtracted: Cumulative number of deaths among the population with learning disabilities/autism	-	15,515	31,030	46,545
<b>Adjusted population of people with a learning disability/autism</b>	<b>150,979</b>	<b>157,141</b>	<b>163,303</b>	<b>169,465</b>

### The existing provision of supported housing for people with learning disabilities and/autistic people in England

Supported Accommodation Review (2016)<sup>16</sup>

4.04 The Supported Accommodation Review (SAR) is the most recent comprehensive research about the size, scale and cost of the supported housing sector in Britain, including supported housing for people with learning disabilities. The SAR identified 38,500 units of supported housing for people with learning disabilities in England.

<sup>15</sup> Short- and Long-Term Support (SALT). NHS Digital

<sup>16</sup> MHCLG (2016): [Supported accommodation review](#)

Supported housing for people with learning disabilities and autistic people in England

The SAR estimated that c.70%+ of supported housing units are provided by Registered Providers of social housing (typically housing associations).

Funding supported housing for all (2018)<sup>17</sup>

4.05 Mencap's 2018 research '*Funding supported housing for all*'<sup>18</sup> was based on analysis of secondary evidence in relation to the provision of 'specialised supported housing' (SSH). This research identified that c.80% of the people occupying SSH are people with learning disabilities and/or autistic people. In the absence of data about SSH held by UK Government at that time, the research estimated that there were between 22,000 and 30,000 units of SSH in England. The research found that the majority of SSH stock was provided as shared housing, however more recent developments have tended to be self-contained supported housing schemes. It found that a significant concentration of SSH provision was in the North West, Yorkshire and Humberside, and the East Midlands.

*Statistical Data Return (SDR) 2021/22*

4.06 The SDR is an annual survey completed by all Registered Providers (RPs) of social housing, carried out by the Regulator of Social Housing<sup>19</sup> in England. It collects data on stock size, location and types, RP characteristics, rents, and other activities over the previous year. The total number of units of SSH that is provided by both 'large' RPs (over 1,000 units) and local authorities in 2021/22 is 19,454.

*Short- and Long-Term Support (SALT) data*<sup>20</sup>

4.07 The SALT data for 2020/21 provides a breakdown of the housing and accommodation status of the relevant population in England. This shows that of the relevant population of people with learning disabilities/autistic people of 150,979, c.35,500 people were estimated to be living in supported housing (which is also sometimes referred to as 'supported living'), which represents 23% of the total relevant population. This compares to research undertaken by Mencap in 2012 that indicated that 16% of the relevant population lived in supported housing, with 22% in residential care, and 38% living with family and friends.

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<sup>17</sup> Mencap (2018): [Funding supported housing for all – Specialised Supported Housing for people with a learning disability; research by the Housing LIN](#)

<sup>18</sup> Ibid

<sup>19</sup> Regulator of Social Housing: [Statistical Data Return – Data release](#)

<sup>20</sup> [NHS Short- and Long-Term Support \(SALT\)](#)

Table 2. Accommodation status of people aged 18+ with learning disabilities/autistic people, by accommodation type, 2021/22.

<b>Accommodation category</b>	<b>Number of people age 18+</b>	<b>%</b>
Residential care	21,142	14%
Nursing care	1,039	1%
Shared Lives (adult placement)	3,939	3%
Supported housing/supported living	35,478	23%
Living with family/friends/informal carers	54,827	36%
Living in mainstream housing with a care/support package	34,553	23%
<b>Total</b>	<b>150,979</b>	<b>100%</b>

Source: SALT (2020/21)

### *Cost of supported housing provision*

- 4.08 The *Supported Accommodation Review* (2016/17) provided average weekly rent/service charge and Housing Benefit award data for non-older person's supported housing. The data from this research showed that the average weekly Housing Benefit award for non-older people's supported housing in England was £180 per week.
- 4.09 *Funding supported housing for all* (2018) identified that the overall average rent and service charge in SSH is £235.39 per week. The average weekly Housing Benefit award in SSH was £232.25.
- 4.10 SSH provision on average has higher average rents and service charges and associated Housing benefit awards; this is to be expected given that SSH will not usually have capital grant subsidy<sup>21</sup>.
- 4.11 However, it is important to note that the SAR data also includes supported housing for people with less complex housing and support needs, including people who do not have 24/7 support needs or a requirement for highly adapted or bespoke housing.

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<sup>21</sup> Some SSH may have capital funding from public sources, such as from NHS England



## 5. Evidence from primary research

- 5.01 An online survey was completed by providers of supported housing for rent for people with learning disabilities and/or autistic people. The survey was developed in collaboration with the LDAHN Steering Group. A copy of the survey is shown at Annexe 4.
- 5.02 The purpose of the survey was to produce an accurate evidence base about supported housing for rent for people with learning disabilities and/or autistic people.
- 5.03 The sampling frame was developed initially from the Statistical Data Return for 2020/21.<sup>22</sup> This identified all Registered Providers that provide supported housing to people aged less than 65 years. This was cross referenced with a list of Registered Providers that provide 'specialised supported housing' (the majority of which are likely to provide supported housing for people with learning disabilities/autistic people) from the Statistical Data Return for 2020/21 (Annexe 2). Providers of supported housing that are not Registered Providers were identified from a range of sources, for example from the membership of the Voluntary Organisations Disability Group and Housing LIN members.
- 5.04 The survey was completed by 31 providers of supported housing for rent for people with learning disabilities and/or autistic people. Evidence in relation to survey responses reference the relevant survey question number (Annexe 4).

### Survey findings

- 5.05 30 out of 31 supported housing providers provided a response in terms of the total number of units they provide of supported housing for rent for people with a learning disabilities and/or autistic people.
- 5.06 These 30 respondents provide 16,246 units of supported housing for rent for people with learning disabilities and/or autistic people. This represents c.46% of the estimated total supply of supported housing for these cohorts (based on an estimate of the number of supported housing units for people with learning disabilities/autistic people of c.35,500 units – para A1.31 at Annexe 1).

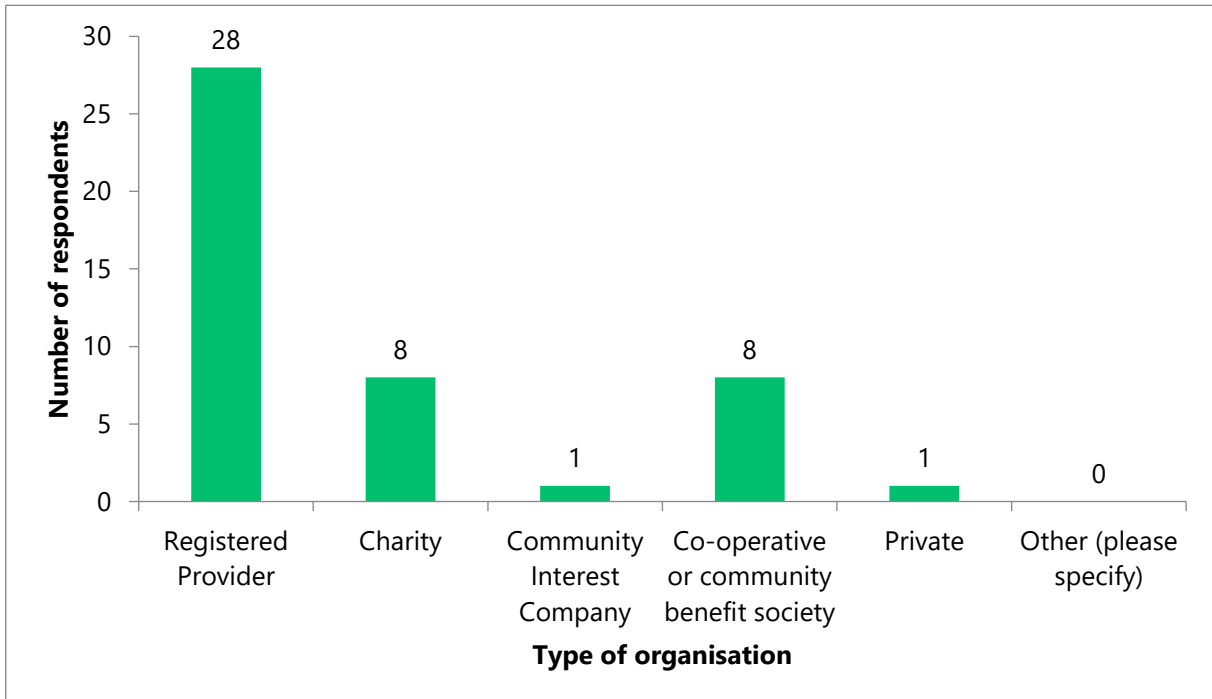
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<sup>22</sup> Regulator of Social Housing: Private Registered Provider Social Housing Stock in England: Statistical Data Return 2020 - Dataset

*Supported housing units and people accommodated*

5.07 28 out of the 31 survey respondents have Registered Provider status, 8 survey respondents have charitable status, 8 have co-operative or Community Benefit Society status, 1 is a community interest company and 1 is a private organisation (respondents could select more than one provider type). (Q3)

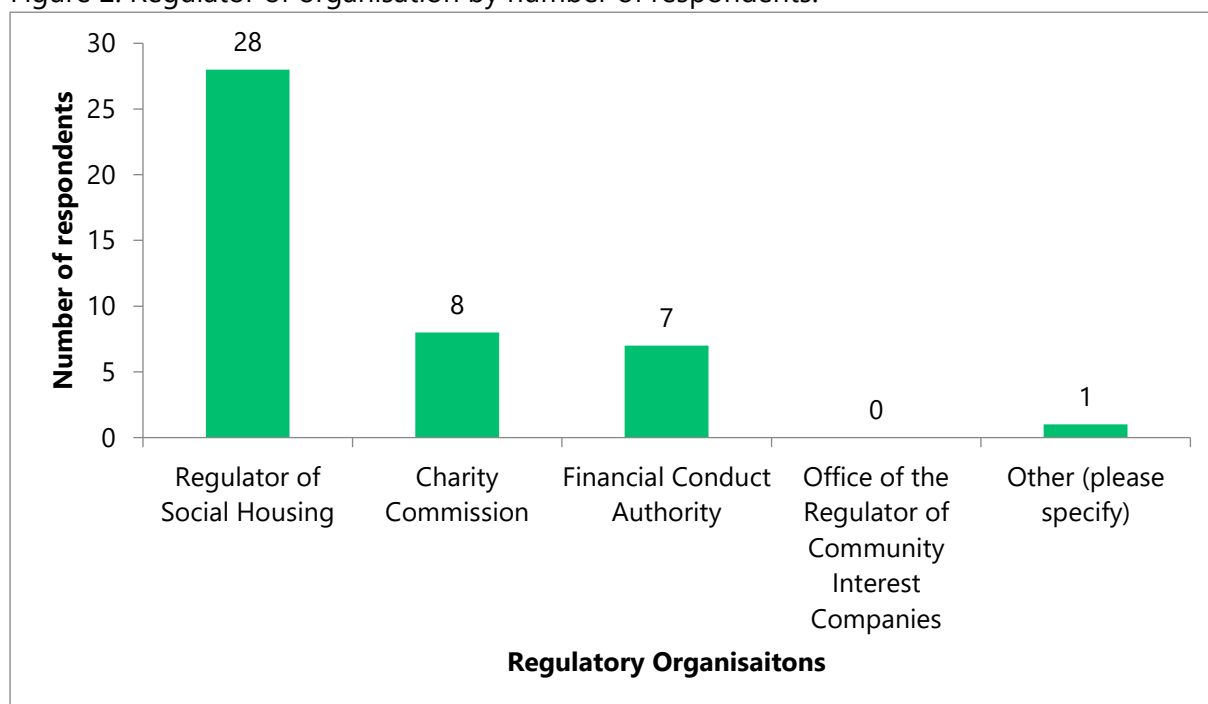
Figure 1. Type of housing provider by number of respondents.



Number of respondents: 31

5.08 28 out of the 31 survey respondents are regulated by the Regulator of Social Housing, 8 are regulated by the Charity Commission and 7 are regulated by the Financial Conduct Authority; that is, 90% of respondents were Registered Providers and are regulated by the Regulator of Social Housing, 25% have charity status and are regulated by the charity commission. 24% of respondents are regulated by the Financial Conduct Authority. (Q4)

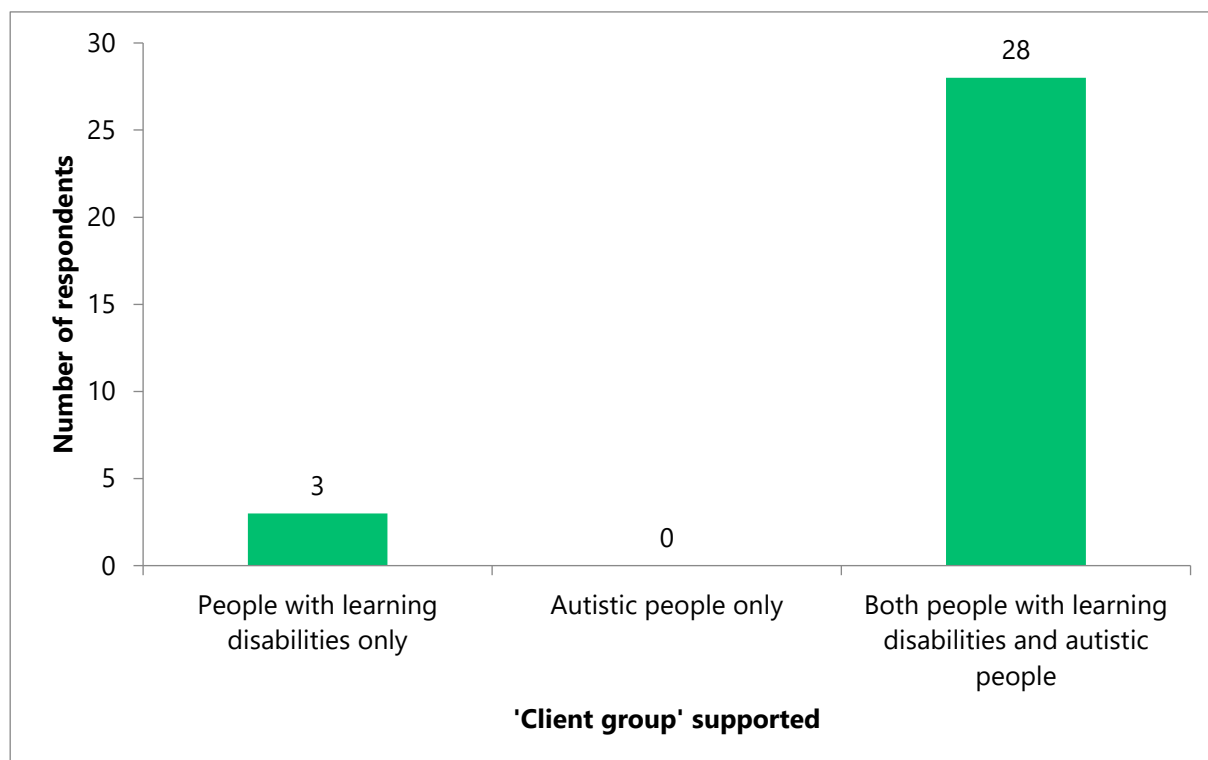
Figure 2. Regulator of organisation by number of respondents.



Number of respondents: 30

5.09 3 survey respondents provide supported accommodation for people with learning disabilities only; 28 survey respondents provide supported accommodation for both people with learning disabilities and/or autistic people. No respondents provide supported housing solely for autistic people. This means that 90% of respondents provide supported housing for both people with learning disabilities and/or autistic people and 10% of respondents provide supported housing for people with learning disabilities only. (Q.5)

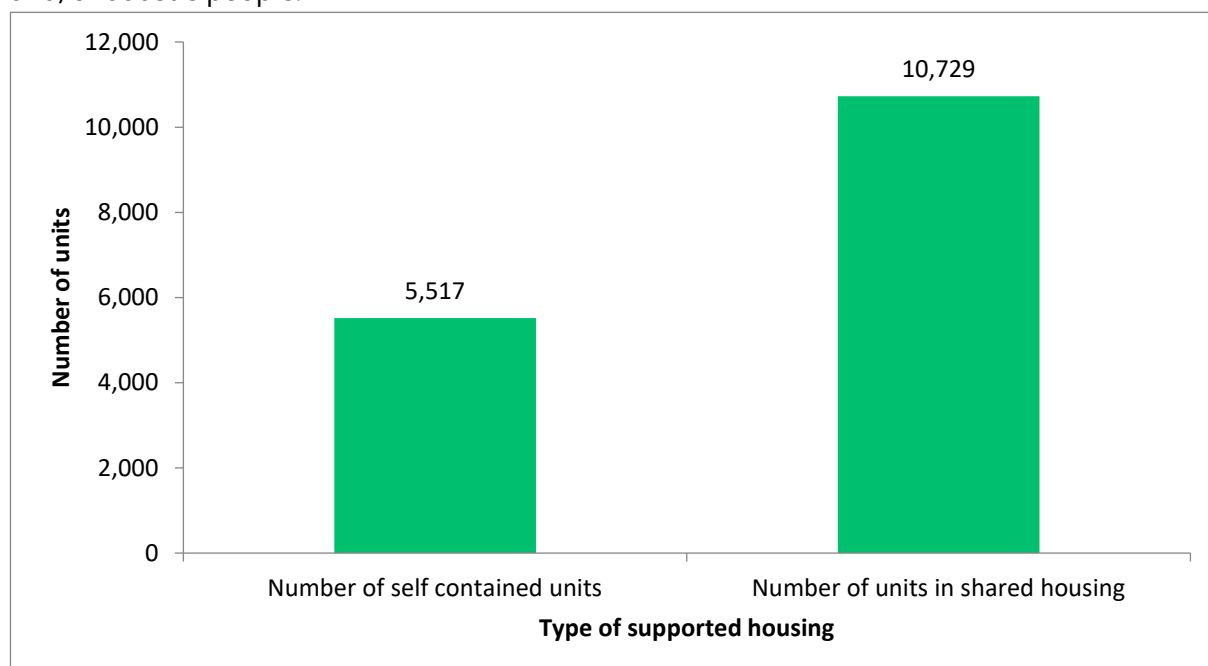
Figure 3. Number of respondents that provide supported housing for people with learning disabilities or autistic people or both.



Number of respondents: 31

5.10 In total, 30 respondents provide 16,246 units of supported housing for rent for people with learning disabilities/autistic people. 10,729 units (66%) are shared supported housing units, 5,517 units (34%) are self-contained units.

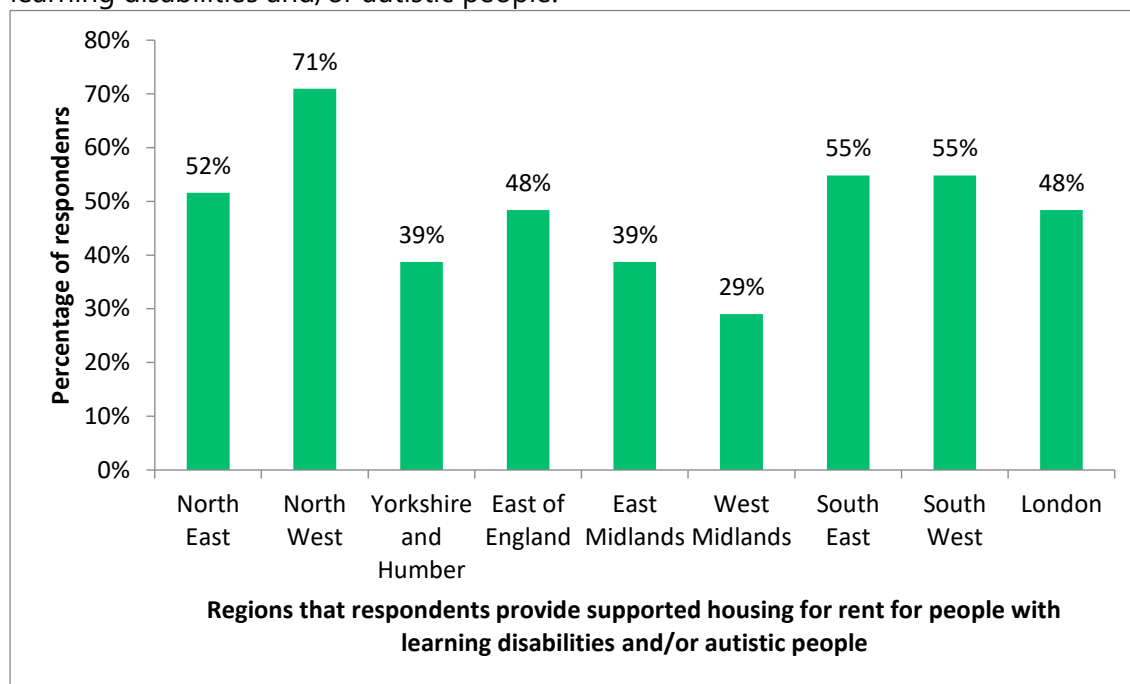
Figure 4. Number of supported housing units provided for people with learning disabilities and/or autistic people.



Number of respondents: 30

5.11 The survey had responses from supported housing operators that provide supported housing units for rent for people with learning disabilities and/or autistic people across all regions of England. This ranged from 71% of respondents providing supported housing in the North West region to 29% of respondents providing supported housing in the West Midlands region. At least c.40% of respondents provided supported housing in all regions of England (with the exception of the West Midlands). (Q.6)

Figure 5. Regions in which respondents provide supported housing for rent for people with learning disabilities and/or autistic people.



Number of respondents: 31

Table 3. Number of units identified as supported housing for rent for people with learning disabilities and/or autistic people, disaggregated by region

Region	Units of self-contained housing	Units of shared housing	Total
East Midlands	440	916	1,356
East of England	304	752	1,056
London	307	473	780
North East	397	792	1,189
North West	1,127	3,091	4,322
South East	625	1,152	1,777
South West	319	1,144	1,463
West Midlands	241	209	450
Yorkshire and Humber	726	1,064	1,790
<b>Total</b>	<b>4,204</b>	<b>8,352</b>	<b>12,556</b>

Number of respondents: 28

N.B. The total figures from the above table do not sum to the stated total number of units (16,246) from 30 respondents. This is because some respondents were unable to breakdown the supply of self-contained and supported housing units by region.

### *Classification of supported housing*

5.12 The total number of units identified as either exempt accommodation or managed properties was 13,412 units. This represents 83% of the units of supported housing owned or managed by respondents falling within the classification of specified accommodation. (Q.9).

5.13 Table 4 below shows the number of units of exempt accommodation and managed properties provided by respondents.

Table 4. Number of units classified as exempt accommodation and as managed properties.

<b>Accommodation category</b>	<b>Number of units</b>
Exempt accommodation	5,878
Managed properties	7,534
Total	13,412

Number of respondents: 22

5.14 20 respondents classified their supported accommodation as specialised supported housing. 9,180 units of specialised supported housing are provided by respondents (table 5). This suggests that c.57% of the supported housing units owned or managed by respondents is classified as specialised supported housing. (Q.13)

Table 5. Number of units respondents classified as specialised supported housing

<b>Accommodation category</b>	<b>Number of units</b>
Specialised supported housing	9,180

Number of respondents: 23

### *Rents and service charges*

5.15 Table 6 shows the overall average weekly rent and service charge for supported housing for rent for people with learning disabilities and/or autistic people. (Q.11)

5.16 Table 7 shows by region average weekly rent and service charge for supported housing for rent for people with learning disabilities and/or autistic people. There is considerable regional variation; the region with the lowest average weekly rent and service charge for shared supported housing is Yorkshire and the Humber (£185.65 per week) and the region with the highest average rent and service charge for shared accommodation is in London (£370.57 per week). For self-contained accommodation, the lowest average rent and service charge is in Yorkshire and the Humber (£274.22 per week) and the region with the highest rent and service charge is the South East (£328.72 per week).

Table 6. Average weekly rent and service charge by self-contained and shared supported housing

Supported housing type	Average weekly rent	Average weekly service charge	Total: average rent and service charge
Self-contained	£178.13 p/w	£70.40 p/w	£248.53 p/w
Shared	£156.07 p/w	£78.89 p/w	£234.96 p/w

Number of respondents: 26

Table 7. Average weekly rent and service charge by self-contained and shared supported housing, by region

Region	Supported housing type	Average weekly rent and service charge
East Midlands	Self-contained	£288.12 p/w
	Shared	£265.58 p/w
East of England	Self-contained	£301.63 p/w
	Shared	£311.24 p/w
London	Self-contained	£316.24 p/w
	Shared	£370.57 p/w
North East	Self-contained	£269.72 p/w
	Shared	£223.24 p/w
North West	Self-contained	£253.54 p/w
	Shared	£219.54 p/w
South East	Self-contained	£328.72 p/w
	Shared	£359.22 p/w
South West	Self-contained	£247.24 p/w
	Shared	£297.73 p/w
West Midlands	Self-contained	£281.09 p/w
	Shared	£280.85 p/w
Yorkshire and the Humber	Self-contained	£274.22 p/w
	Shared	£185.65 p/w

Number of respondents: 21

5.17 Table 8 shows the average weekly rent and service charge that is eligible for housing benefit, c.£227 per week for self-contained housing and c.£206 per week for shared housing (for supported housing for rent for people with learning disabilities and/or autistic people).

Table 8. Amount of average weekly rent and service charge that is eligible for housing benefit, by self-contained and shared supported housing.

Supported housing type	Mean average weekly rent and service charge eligible for housing benefit
Self-contained	£227.21 p/w
Shared	£206.26 p/w

Number of respondents: 25

5.18 Table 9 shows the average weekly rent and service charge for supported housing for rent for people with learning disabilities and/or autistic people that is classified as specialised supported housing: £268 per week for self-contained housing and £264 per week for shared housing. This shows that average rents and service charges in supported housing classified as SSH are higher than the overall average rent and service charges levied by respondents (table 6). This is likely to be because, by

definition, SSH does not have public capital grant funding, except in circumstances where such capital funding is secured by way of a loan or charge against the property (most often in cases where NHS England capital funding has been granted). (Q.16)

Table 9. Average weekly rent and service charge by self-contained and shared Specialised Supported Housing.

<b>SSH type</b>	<b>Average weekly rent</b>	<b>Average weekly service charge</b>	<b>Total of average rent and service charge</b>
Self-contained	£193.89 p/w	£74.17 p/w	£268.06 p/w
Shared	£183.77 p/w	£80.82 p/w	£264.59 p/w

Number of respondents: 22

### *Voids and re-lets*

- 5.19 Based on the 25 survey respondents that answered the question, there was a total of 1,381 voids on 31st March 2022. This suggests that the void rate at that time was 10.4% (1,381 void units of the total number of units, 13,189, provided by respondents (Q.15)
- 5.20 Of the 18 survey respondents that answered the question, the average re-let time was 228 days (or approximately 32 weeks/7-8 months). (Q.16)

### *Care and support provision*

- 5.21 Table 10 shows the approximate percentage of the number of care/support hours received by tenants per week based on data from 14 survey respondents. (N.B. in some cases this was given as an estimate). (Q.19)
- 5.22 This shows that c.75% of tenants are receiving at least 25+ hours per week of care/support: 33% are receiving between 25-100 hours per week and 43% are receiving 100+ hours of care/support per week.



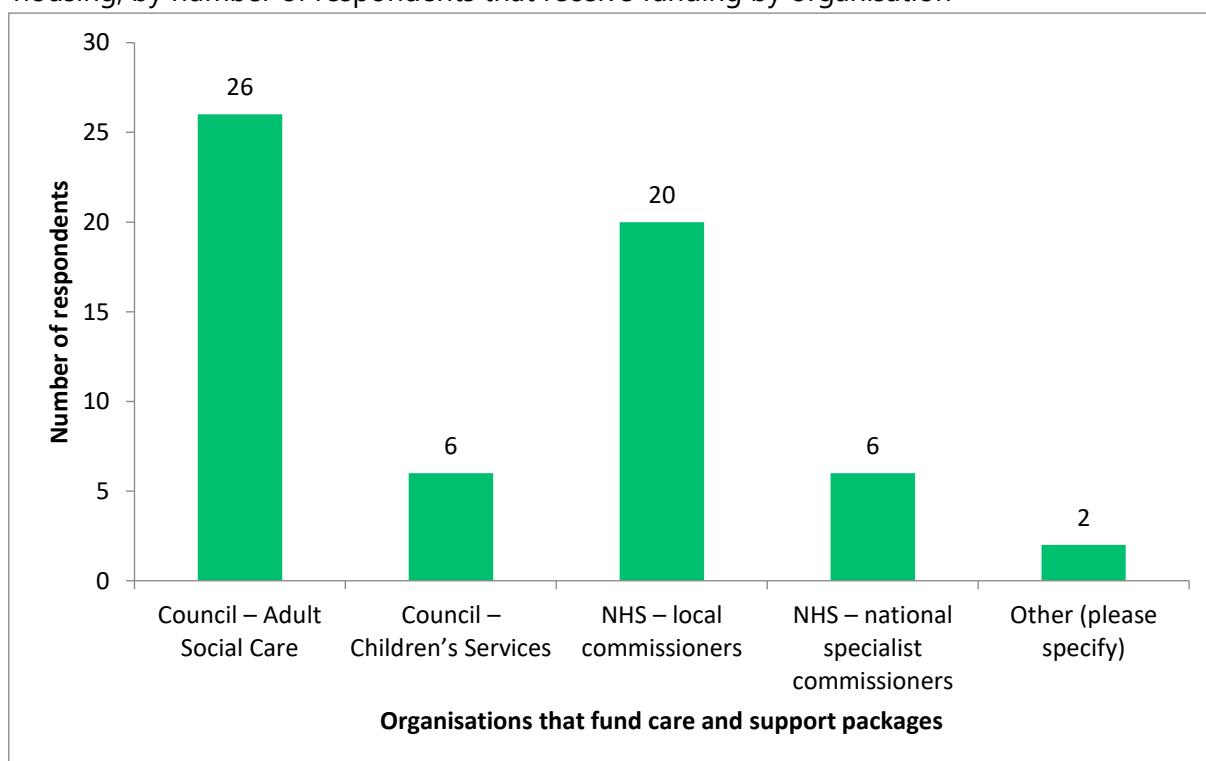
Table 10. Percentage of tenants in receipt of care/ support, hours per week, by provider / respondent.

	Up to 25 hours care/support per week	25 to 100 hours care/support per week	100+ hours care/support per week
Respondent A	12%	0%	88%
Respondent B	49%	23%	28%
Respondent C	80%	20%	0%
Respondent D	13%	76%	11%
Respondent E	17%	37%	46%
Respondent F	2%	16%	82%
Respondent G	0%	80%	20%
Respondent H	34%	0%	66%
Respondent I	21%	73%	7%
Respondent J	22%	44%	34%
Respondent K	18%	57%	25%
Respondent L	2%	0%	98%
Respondent M	20%	50%	30%
Respondent N	40%	0%	60%
<b>Average</b>	<b>24%</b>	<b>33%</b>	<b>43%</b>

Number of respondents: 14

5.23 c.95% of respondents (26 of 27 respondents) identified that their tenants receive funding for care and support packages from local council’s adult social care departments. 20 respondents identified that their tenants receive funding for care and support packages from local NHS commissioners. (Q.20)

Figure 6. Types of organisation that fund the care and support package in supported housing, by number of respondents that receive funding by organisation

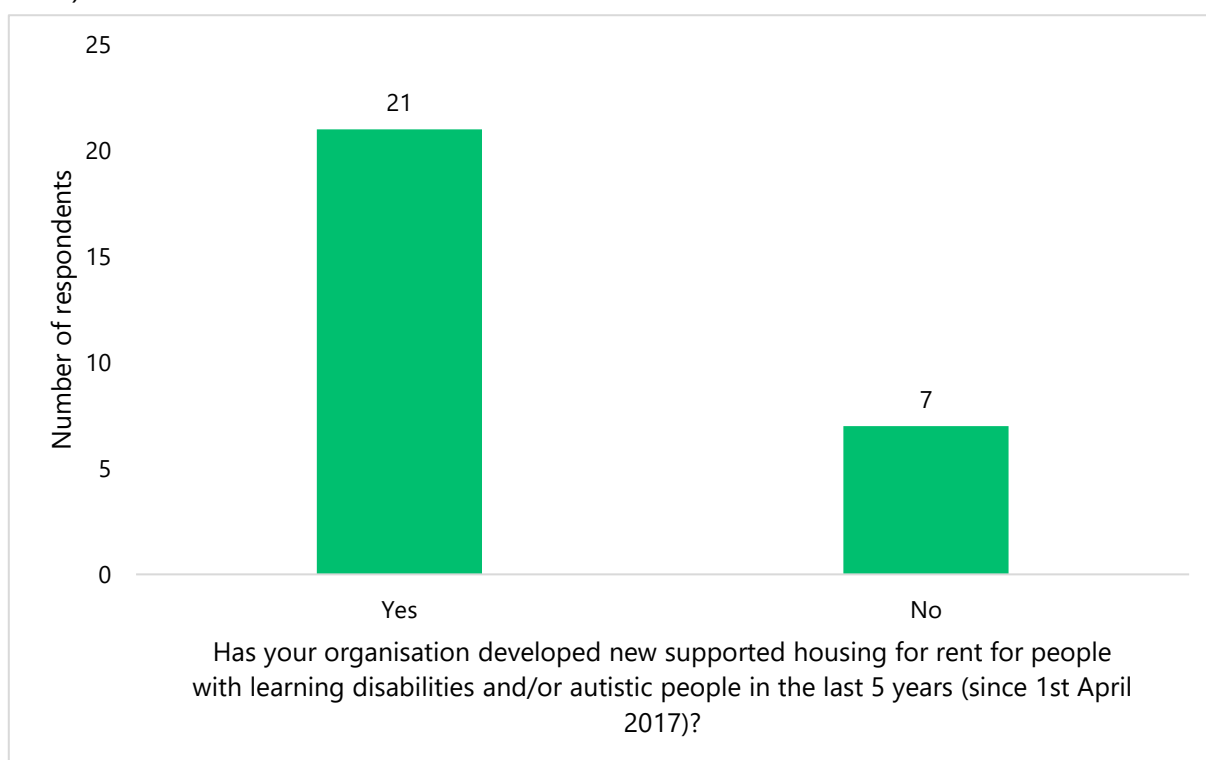


Number of respondents: 27

*Development of supported housing*

5.24 21 out of 31 respondents stated they have developed new supported housing for rent for people with learning disabilities and/or autistic people in the last 5 years (since 1st April 2017), i.e. c.68% of respondents had developed supported housing. (Q.21)

Figure 7. Number of respondents that have developed new supported housing for rent for people with learning disabilities and/or autistic people in the last 5 years (since 1st April 2017).



Number of respondents: 28

5.25 19 respondents provided details of the number of units of supported housing for rent that they have developed. These 19 respondents have developed 2,636 units of supported housing for rent for people with learning disabilities and/or autistic people since April 2017. (Q.22)

5.26 Of these 2,636 units that have been developed, 1,057 are self-contained units and 1,584 are shared supported housing units. (Q.22)

Table 11. Total number of units developed over the last 5 years.

Number of respondents	Total number of units developed in the last 5 years	Number of self-contained units	Number of shared supported housing units
19	2,636	1,052	1,584

Number of respondents: 19

- 5.27 Of the respondents that have developed supported housing for rent for people with learning disabilities and/or autistic people during the last 5 years<sup>23</sup>, 5 housing providers have developed accommodation for people with learning disabilities only, 16 housing providers have developed accommodation for both people with learning disabilities and/or autistic people. (Q.23)
- 5.28 16 respondents provided a breakdown of which English regions they have developed either self-contained units and/or shared supported housing units for rent for people with learning disabilities and/or autistic people since 1<sup>st</sup> April 2017. (Q.24)
- 5.29 The units developed by these 16 respondents when disaggregated by region totalled to 1,507 units. 1 respondent that had developed 1,108 units in the last 5 years was unable to disaggregate this by region. 1 respondent was unable to provide a regional breakdown for 21 units of the 190 they had developed. This is the reason for the difference between the number of units developed disaggregated by region (1,507 units) and the total number of units (2,636 units) developed by respondents over the last 5 years from April 2017.
- 5.30 According to the data provided by 16 respondents, the North West has seen the largest growth in supported housing units both in terms of self-contained housing units and shared housing units, followed by the South East and East of England.

Table 12. Number of units of self-contained and shared supported housing developed since 1st April 2017 by region.

Region	Units of self-contained housing developed in the last 5 years	Units of shared housing developed in the last 5 years	Total	%
East of England	72	118	190	13%
East Midlands	44	50	94	6%
London	14	96	115	7%
North East	85	65	150	10%
North West	233	247	480	32%
South East	86	137	223	15%
South West	67	89	156	10%
West Midlands	8	24	32	2%
Yorkshire and Humber	55	17	72	5%
<b>Total</b>	<b>664</b>	<b>843</b>	<b>1,507</b>	<b>100%</b>

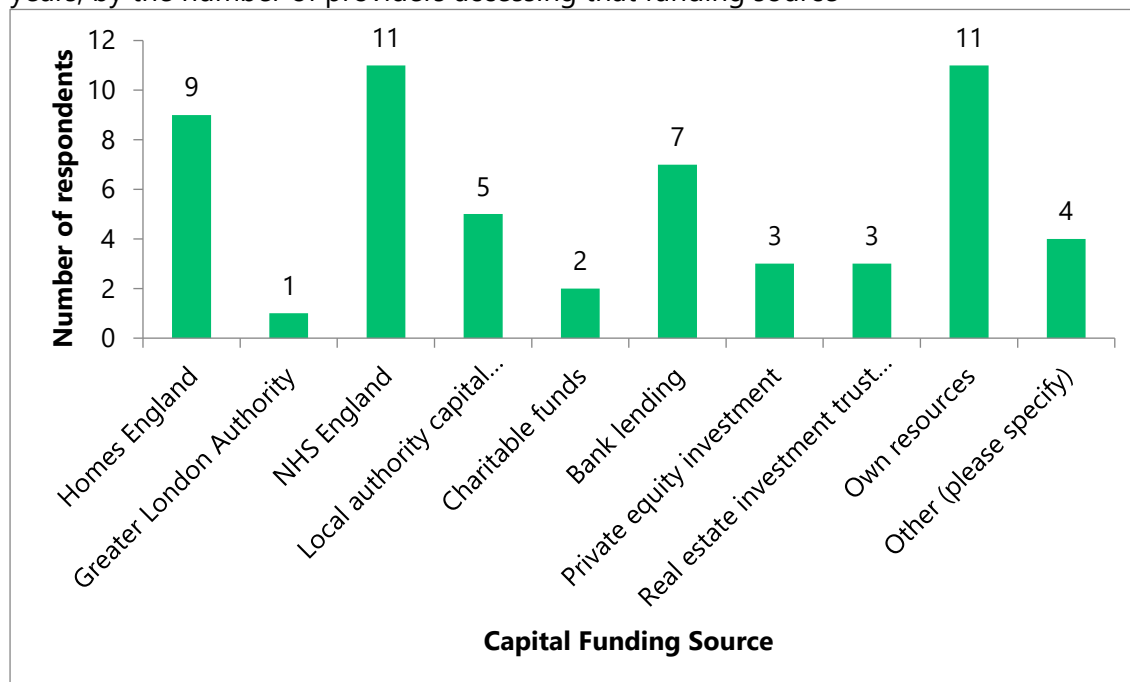
Number of respondents: 16

- 5.31 Data provided by 19 out of 21 respondents that have developed supported housing indicates that a range of sources of capital funding have been used to develop supported housing for rent for people with learning disabilities and/or autistic people since 1<sup>st</sup> April 2017. 11 respondents have used their own resources, 11 have received funding from NHS England, 9 have received funding from Homes England, 7 have

<sup>23</sup> 21 respondents stated that they have developed new supported housing for rent for people with learning disabilities and/or autistic people in the last 5 years, and of these 21 respondents, 19 provided information on the number of units developed over the last 5 years.

used bank lending, 5 have used local authority capital funding (including land/sites), 3 have used private equity investment, 3 have used real estate investment trust (REIT) funding, 2 have used charitable funds and 1 has received funding from the Greater London Authority. 4 respondents stated they have received funding from other sources, including bonds. (Q.25)

Figure 8. Capital funding source for development of new supported housing over the last 5 years, by the number of providers accessing that funding source



Number of respondents: 19

5.32 Table 13 indicates the total and average amount (per respondent) of capital funding invested in supported housing for people with learning disabilities/autistic people, disaggregated by the source of capital funding. (N.B. not all respondents that have developed supported housing since 1<sup>st</sup> April 2017 provided data). (Q.26)

Table 13. Total and average amount (per respondent) of capital funding invested since April 2017, disaggregated by the source of capital funding.

Funding source	Total	% of total funding	Average amount (per respondent)	Number of respondents
Homes England	£4,429,230	3.53%	£738,205	9
NHS England	£10,697,441	8.52%	£1,528,205	11
Local authority capital funding (Including land/sites)	£1,778,687	1.42%	£335,737	5
Bank lending	£19,610,162	15.61%	£3,472,600	7
Private equity investment	£13,900,000	11.07%	£6,950,000	3
Real Estate Investment Trust Lending	£12,800,000	10.19%	£4,266,667	3
Own resources	£14,564,180	11.60%	£1,820,523	11
Other (including bonds)	£47,821,119	38.07%	£11,955,279	4
Total	£125,600,819			

Number of respondents: 15

- 5.33 Table 14 shows the extent of the range of capital cost per unit (including site acquisition costs) for new development of supported housing for rent for people with learning disabilities and/or autistic people over the last 5 years (since April 2017). This shows that the median capital cost per unit amongst these respondents for a self-contained unit is £148,360. Table 15 shows the equivalent data for a shared supported housing unit. This shows that the median capital cost per unit amongst these respondents for a shared housing unit is £166,380. It should be noted that due to the limited amount of data received from respondents in relation to capital cost per unit, this data may not be representative of the sector as a whole (Q.27).
- 5.34 To set this in the context of average development costs for general needs housing, a housing association that provides supported housing for people with learning disabilities as well as general needs housing, has identified average build cost per unit for a general needs self-contained 1 person unit of £114,000. This variance in development cost is likely to reflect, for example, additional design features and/or communal facilities that may be required in relation to housing developed for people with learning disabilities/autistic people.

Table 14. Range of capital costs per self-contained unit of supported housing.

<b>Self-contained supported housing for people with learning disabilities and/or autism</b>	<b>Capital cost per unit</b>
Provider A	£500,000
Provider B	£368,750
Provider C	£67,706
Provider D	£142,882
Provider E	£111,266
Provider F	£127,345
Provider G	£61,103
Provider H	£153,839
Provider I	£196,423
Provider J	£174,830
Provider K	£120,000
Provider L	£400,000
<b>Median</b>	<b>£148,360</b>

Number of respondents: 12

Table 15. Range of capital costs per shared unit of supported housing.

<b>Shared supported housing for people with a learning disability and/or autistic people</b>	<b>Capital cost per unit</b>
Provider A	£366,666
Provider B	£500,000
Provider C	£400,000
Provider D	£109,391
Provider E	£101,817
Provider F	£166,380
Provider G	£110,000
<b>Median</b>	<b>£166,380</b>

Number of respondents: 7

### Quality Assurance

- 5.35 The majority of respondents (86%) set and monitor their own quality assurance standards.
- 5.36 Evidence from the survey showed that there are a variety of approaches that organisations undertake to quality assure their supported housing beyond any mandatory reporting to the RSH.
- 5.37 A number of respondents involve their residents in quality assurance processes to differing degrees. 10 respondents indicated that they conduct tenant surveys, 2 of those 10 respondents indicated that they use STAR (Survey of Tenants and Residents) surveys. 2 respondents indicated that they were in the process of developed tenants' satisfaction measures. 2 respondents involve residents via resident forums. 1 respondent involves residents within their 'scrutiny pool' in their governance structure which reviews all aspects of service delivery (repairs, contact arrangements, cold calling etc.)

- 5.38 Respondents are also undertaking quality assurance processes that do not directly involve residents such as via weekly/monthly site visits, stock condition surveys, meetings with commissioners and care providers.
- 5.39 The survey indicates that although a number of providers are undertaking quality assurance processes there isn't an overarching approach that has the tenant at the centre.

## 6. Research findings and recommendations

### Findings

- 6.01 The findings from this research are drawn from analysis of both existing data and evidence from the primary research. All findings apply to England only.
- 6.02 For the purposes of this research the population of people with learning disabilities/autistic people aged 18 years and over is estimated to be c.151,000 (2020/21). These are people who, via a Care Act assessment, are assessed by local authorities in England as being eligible to receive a care/support package funded by the local authority. For the purpose of this research this is referred to as the *relevant population* as this is the cohort considered most likely to be living in supported housing due to their eligibility for local authority funded care/support.
- 6.03 The number of units of supported housing for people with learning disabilities/autistic people is estimated to be between c.35,500 and c.38,500 units. If the evidence from the primary research is applied to all units of supported housing, it is estimated that c.66% of these units are shared supported housing (between 23,430 units and 25,410 units) and 34% of these units are self-contained supported housing (between 12,070 units and 13,090 units). It is assumed that the majority of units of supported housing are occupied by a single person with learning disabilities/an autistic person, i.e. a single person occupying a self-contained dwelling or occupying a room in a shared house.
- 6.04 This indicates that between c.23% and c.25% of the identified population of people with learning disabilities/autistic people live in supported housing. Evidence from existing data indicates that c.15% of people with learning disabilities/autistic people are living in residential/nursing care settings. The proportion of the identified population living with family and friends is 37% and has not greatly changed over the last decade indicating a potential housing 'timebomb' as carers get older.
- 6.05 It is estimated that at least c.80% of supported housing for people with learning disabilities/autistic people in England is provided by Registered Providers of social housing. Almost 100% of Specialised Supported Housing for people with learning disabilities/autistic people is provided by Registered Providers (no more than 0.5% is provided by local authorities). The majority of the remainder of supported housing is provided by charitable organisations, community interest companies and community benefit societies. In this context, housing 'provider' refers to the status of the landlord; the owner of the property maybe a different type of organisation, for example, a private company that leases a property to be used as supported housing.
- 6.06 This indicates that the majority of providers of supported housing for people with learning disabilities /autistic people are regulated by the Regulator of Social Housing. Providers that are not Registered Providers are typically regulated by the Charity Commission and/or the Financial Conduct Authority.



- 6.07 Evidence from the primary research shows that the English regions with the highest amount of supported housing for people with learning disabilities/autistic people are the North West, Yorkshire & Humber and the South East; the regions with the lowest amount of supported housing for people with learning disabilities/autistic people are London and the West Midlands. However, the evidence from the primary research in relation to this metric is not considered to be sufficiently representative to be applied to the overall estimated number of units of supported housing.
- 6.08 Evidence from the primary research identified that 83% of supported housing for people with learning disabilities/autistic people is categorised in relation to housing benefit regulations as specified accommodation, either as exempt accommodation (44%) or managed properties (56%). If this is applied to the estimated scale of all supported housing for people with learning disabilities/autistic people, it suggests that c.13,000-c.14,100 units are categorised as exempt accommodation and c.16,500-c.17,900 units are categorised as managed properties.
- 6.09 The number of units of supported housing for people with learning disabilities/autistic people classified as Specialised Supported Housing is estimated to be c.22,500 units. This suggests that between c.58% to c.63% of all supported housing for people with learning disabilities/autistic people is classified as Specialised Supported Housing.
- 6.10 The void rate in supported housing for people with learning disabilities/autistic people is estimated to be 10.4%. If this is applied to the estimated scale of the supported housing sector for these groups, between 35,500 unit and 38,500 units, this suggests that between c.3,500 units and c.4,000 units are void at any given time.
- 6.11 The average re-let time for supported housing for rent for people with learning disabilities/autistic people is estimated to be c.230 days, based on evidence from the primary research.
- 6.12 Evidence from primary research indicates that the average weekly rent and service charge for supported housing for rent for people with learning disabilities/autistic people is c.£250 per week for self-contained housing and c.£235 for shared housing. However, it should be noted that these figures will reflect long standing supported housing delivered when development costs and associated rents were likely to have been considerably lower than is the case currently.
- 6.13 Evidence from the primary research indicates that the average weekly rent and service charge that is eligible for housing benefit is c.£225 for self-contained housing and c.£205 for shared housing. Using these estimates of average weekly housing benefit eligibility, it is possible to estimate the annual housing benefit cost of supported housing for people with learning disabilities/autistic people. Based on the estimated minimum number of units of supported housing being 35,500, assuming occupancy of c.90% (based on the identified void rate), the annual housing benefit cost is c.£357m. This is summarised in table 16.

Table 16. Estimated housing benefit cost of supported housing for people with learning disabilities/autistic people per annum (2022).

Units/costs: evidence from research	Units/costs
Estimated number of units of supported housing (minimum estimate: 35,500units): <ul style="list-style-type: none"> <li>Shared housing</li> <li>Self-contained housing</li> </ul>	23,430 units 12,070 units
Units adjusted for average occupancy rate (91.5%, based on void rate of 8.5%) <ul style="list-style-type: none"> <li>Shared housing</li> <li>Self-contained housing</li> </ul>	21,438 units 11,044 units
Average weekly rent and service charge that is eligible for housing benefit: <ul style="list-style-type: none"> <li>Shared housing</li> <li>Self-contained housing</li> </ul>	£205 p/w £225 p/w
Estimated housing benefit cost (per annum): <ul style="list-style-type: none"> <li>Shared housing<sup>24</sup></li> <li>Self-contained housing<sup>25</sup></li> </ul>	£228,529,080 £129,214,800
Total estimated housing benefit cost of supported housing (per annum)	£357,743,880

- 6.14 Evidence from the primary research indicates that c.75% of tenants of supported housing for people with learning disabilities/autistic people are receiving at least 25+ hours per week of care/support: 33% are receiving between 25-100 hours per week and 43% are receiving 100+ hours of care/support per week. If this evidence is applied to the overall scale of supported housing provision, it suggests that between c. 11,700 and c.12,700 people are receiving between 25-100 hours of care/support per week and between c.15,300 and c.16,600 people are receiving over 100 hours of care/support per week.
- 6.15 Evidence from the primary research indicated that housing provider respondents have developed c.2,600 units of supported housing for rent for people with learning disabilities/autistic people over the last 5 years. If this evidence is applied to the overall scale of supported housing provision (based on the sample representing c.46% of the estimated minimum total of 35,500 units of supported housing), this suggests that potentially c.5,600 units of supported housing for people with learning disabilities/autistic people is estimated to have been developed across England since April 2017.
- 6.16 Evidence from the primary research indicates that the median capital cost per unit (including site acquisition costs) for new development of supported housing for rent for people with learning disabilities/autistic people since 1st April 2017 is c.£148k for a self-contained unit and c.£166k for a shared supported housing unit.
- 6.17 Evidence from the primary research indicates that amongst housing provider respondents that have developed supported housing for rent for people with learning disabilities/autistic people since April 2017, 86.5% of capital funding has come from private and non-public finance compared to 8.5%, 3.5% and 1.4% of

<sup>24</sup> £205 x 21,348 units x 52 weeks

<sup>25</sup> £225 x 12,070 units x 52 weeks

capital funding that has come from NHS England, Homes England and local authorities respectively.

- 6.18 The relevant population of adults with learning disabilities/autistic people is estimated to increase to c.169,500 by 2037, an increase of nearly 20,000 people over the next 15 years. Over this period it is likely that fewer people will be living in registered care settings and with family/informal carers (particularly older carers) . In this context our estimate is that between 25,800 units and 32,800 units of additional supported housing will be required by 2037 (equivalent to between c.1,800 and c.2,300 units per annum over the period to 2037). This will provide new accommodation for young adults in transition from children services requiring supported housing, those needing to move from the family home as carers gets older and the continued decommissioning of registered care services and hospital settings.

## **Recommendations**

- 6.19 Based on the evidence and findings from this research the following recommendations are made.

### *Strategic Planning*

- 6.20 Government, local authorities and housing providers should collaboratively plan for further development of supported housing to meet the different needs of people with learning disabilities/autistic people given that only c.23%-c.25% of people currently live in supported housing, at least 15% of people live in residential/nursing care settings, and the number living with family and friends remains at above 35% over the last decade.
- 6.21 Local authorities should undertake up to date housing need assessments, including the need for supported housing, amongst people with learning disabilities/autistic people and publish a strategy for the future provision of such accommodation, every five years. Priority needs to be made to those assessed as having care and support needs and people who live with parents and carers aged 70 and over.
- 6.22 Local authorities to work more strategically with housing and support providers to ensure the current provision of supported housing is more fully utilised and reduce the level of under occupancy across the sector.

### *Housing and Support Funding*

- 6.23 Government should maintain the current housing benefit regime in relation to specified accommodation, specifically in relation to the exempt accommodation and managed properties categories, given that c.83% of supported housing for people with learning disabilities/autistic people with high levels of support falls into these housing benefit regulations categories.

- 6.24 Government should commit to meeting the costs of providing support services, as distinct from care services, to people with learning disabilities/autistic people with low, moderate and high support needs who live in, or wish to live in, supported housing.
- 6.25 Government should strongly encourage local authorities to take a strategic view of commissioning and procurement, with 5-10 year contracts becoming the norm, moving away from many local authorities' use of short term contracting cycles. Such a shift would help provide a much more stable, sustainable business environment for providers of supported housing.

#### *Capital Funding*

- 6.26 There is a need to significantly increase the level of capital funding and provide feasible grant levels available through the Affordable Homes Programme and Care and Support Specialised Housing Fund from Homes England and Greater London Authority to contribute to the capital funding costs of developing supported housing for people with learning disabilities/autistic people.
- 6.27 Homes England, Greater London Authority and the Department of Health and Social Care should set annual targets for supported housing for people with learning disabilities and autistic people from the different capital programmes and regularly publish the number and type of schemes funded through the current government capital funding programmes.
- 6.28 The Rent Standard needs urgent reform in relation to supported housing and public subsidy, allowing payment of Homes England and Greater London Authority grant with the charging of appropriate rents above current formula rents. This would help to cover the higher actual costs of developing and managing supported housing for people with learning disabilities/autistic people with higher support needs, compared with developing general needs housing for rent and supported housing for people with lower support needs.

#### *Oversight and Regulation*

- 6.29 Government, local authorities and NHS England should recognise that rents and service charges for supported housing for people with learning disabilities/autistic people represent good value for money to provide person centred outcomes, for example compared with non housing based alternatives such as care homes and hospital settings.
- 6.30 Whilst many housing providers welcome sector-wide oversight of supported housing quality, any new oversight regime should be proportionate and recognise that the vast majority of people with a learning disability and autistic people residing in supported housing live in "*supported exempt accommodation*". The focus should be on consistent, benchmarked support and housing service measures for people living in supported housing.

- 6.31 Any new oversight regime should recognise the higher relative costs of providing supported housing building and services (compared to general needs housing) and the legitimate reasons for these higher costs with full transparency in terms of the costs of providing supported housing.

## 7. Limitations of research findings

- 7.01 The Housing LIN has made use of a range of existing data sources as part of this research. That is, to address the research questions the Housing LIN has analysed relevant existing data and drawn plausible findings from this evidence. It should be understood that this method has limitations in that the existing data used has been produced by public bodies and other organisations for a range of purposes.
- 7.02 The Housing LIN has made every effort to ensure that the information in this report was accurate when published but can take no responsibility for the subsequent use of this information, nor for any errors or omissions it may contain.
- 7.03 Any references or third-party URLs are given for information and reference purposes only.
- 7.04 Inclusion of any third-party details or website is not intended to reflect their importance, nor is it intended to endorse any views expressed, products or services offered, nor the companies or organisations in question.

## Annexe 1. Evidence review: size, scale, scope, and cost of supported housing for people with learning disabilities and autistic people

A1.01 Existing evidence in relation to the size, scale and scope of supported housing for people with learning disabilities and autistic people has been reviewed in relation to:

- The relevant population of people with learning disabilities and autistic people.
- The supply of supported housing.
- The types of organisations providing this supported housing.
- The costs of this supported housing.

### Population of people with learning disabilities and/or autistic people in England

A1.02 The Projecting Adult Needs and Service Information (PANSI)<sup>26</sup> dataset shows that there is projected to be an increase in the number of people with learning disabilities to the year 2040. This is shown in table 17. There is projected to be an annual increase in the population of people with learning disabilities of 0.165% per annum to 2040.

Table 17. Population aged 18-64 with a learning disability in England, projected for five-year intervals from 2020 to 2040.

Year	2020	2025	2030	2035	2040
Number of people with a learning disability	1,160,911	1,173,389	1,185,781	1,194,346	1,198,943
% change relative to 2020	-	1.1%	2.1%	2.9%	3.3%

Source: PANSI (2020)

A1.03 Table 18 shows the number of people with Autism Spectrum Disorder (ASD), as recorded by PANSI, projected from 2020 to 2040. There is projected to be an annual increase in the population of autistic people of 0.16% per annum to 2040.

<sup>26</sup> [Projecting Adult Needs and Service Information System \(PANSI\)](#): A database is that enables analysis of population data (populations with care/support needs), identification of key characteristics within that population, projection numbers into the future.

Table 18. Population of people with Autistic Spectrum Disorder aged 18-64 in England, projected for five-year intervals from 2020 to 2040.

Year	2020	2025	2030	2035	2040
Number of people with ASD	340,287	344,185	346,932	349,169	351,158
% change relative to 2020	-	1.1%	2.0%	2.6%	3.2%

Source: PANSI (2020)

A1.04 The Short- and Long-Term Support (SALT)<sup>27</sup> dataset has been used to identify the population of people with learning disabilities/autistic people that receive local authority funded care/support. These are people who, via a Care Act<sup>28</sup> assessment, are assessed by local authorities in England as being eligible to receive a care/support package funded by the local authority. For the purpose of this research this is referred to as the *relevant population* as this is the cohort most likely to be living in supported housing due to their eligibility for local authority funded care/support.

A1.05 The population identified from SALT data is smaller than PANSI population projections due to local authority care/support eligibility being a requisite for an individual being recorded in the SALT dataset, whereas PANSI provides an estimate of the overall population of people with learning disabilities/autistic people regardless of whether they are eligible for local authority funded care/support.

A1.06 Table 19 shows the number of people aged 18+ with a learning disability/autistic people in England eligible for care/support from a local authority in 2021/22. The data from the SALT database has been extrapolated from 2020/21 data to provide an estimate for 2021/2022.

Table 19. People with learning disabilities/autistic people in England (2021/22).

Age category	Number of people with learning disabilities
18-64	133,054
65+	17,925
<b>18+ (total)</b>	<b>150,979</b>

Source: SALT (2020/21), extrapolated to 2021/22

A1.07 Data from the UK Statistics Authority (UKSA) in relation to special educational needs in England<sup>29</sup> has been used to estimate the number of children in England with a learning disability/autism. A child is defined as a person aged 0-17 years.

A1.08 Table 20 shows the number of children with either moderate, severe or profound/multiple learning disabilities/autism from 2015/16-2021/22.

<sup>27</sup> [NHS Short- and Long-term Support \(SALT\)](#)

<sup>28</sup> UK government: [Care Act 2014](#)

<sup>29</sup> United Kingdom Statistics Authority (2022): [Special educational needs in England; Academic Year 2021/22](#)

Table 20. Children with moderate, severe or profound/multiple learning disabilities/autism in England. 2015/16-2021/22.

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Number of children aged 0-17 with moderate, severe or profound/multiple learning disabilities / autism	314,856	301,166	294,435	288,871	283,074	276,782	271,701
Number of children aged 17 with moderate, severe or profound/multiple learning disabilities / autism	4,674	4,421	4,284	4,212	4,041	4,202	4,514

Source: UKSA (2022): Special educational needs in England

A1.09 From this data, over the period 2015/16 to 2021/22, the average number of 17-year-olds with moderate, severe or profound/multiple learning disabilities/autism per annum is 4,335 children. This average is used to estimate the number of children who are potentially likely to 'transition' to become eligible for adult social care services from a local authority at age 18 years and therefore become part of the relevant adult population.

A1.10 Table 21 shows the incidence of mortality over the period 2018 to 2020 for adults and children with a learning disability in England, from the NHS LeDeR project<sup>30</sup>.

Table 21. Number of deaths of people with learning disabilities aged 4 years and over in England, 2018-2020.<sup>31</sup>

Age category	Child 4-17	Adult 18 +	All ages
2018	209	2,479	2,688
2019	227	2,664	2,891
2020	186	3,345	3,531
2021	208	3,096	3,304
<b>Total (2018 – 2021)</b>	<b>830</b>	<b>11,584</b>	<b>12,414</b>

Source: NHS England

A1.11 From the above data, between 2018 and 2021, the average number of deaths per annum was 3,103 people amongst the population of people with learning disabilities in England.

<sup>30</sup> [NHS: LeDeR](#)

<sup>31</sup> The Learning Disabilities Mortality Review (LeDeR) Programme: Annual Report (2020); NHS England, University of Bristol



A1.12 The relevant population of people with learning disabilities/autistic people in England in 2021/22 has been used as a baseline to project this population to 2037. The relevant population has been adjusted taking account of:

- The average number of deaths per year among people with learning disabilities.
- The estimated number of children aged 17 years with learning disabilities/autism becoming adults (at age 18 years) each year to 2037 and assumed to be eligible for local authority care/support. This includes learning disabilities/autism that have been classed as moderate, severe or profound/multiple in nature, based on UKSA data.<sup>32</sup>

A1.13 These adjustments are applied to the baseline 2021/22 relevant population of adults with learning disabilities/autistic people, i.e. 'transitions' have been added and deaths have been subtracted. This forms the projected relevant population of adults with learning disabilities/autistic people to 2037 shown in table 22. This indicates that the estimated relevant population of adults with learning disabilities/autistic people will increase to c.169,500 by 2037.

Table 22. Projected relevant population, aged 18 and over, with learning disabilities/autistic people in England to 2037.

	2022	By 2027	By 2032	By 2037
Baseline relevant population (SALT)	150,979	150,979	157,141	163,303
Added: Estimated number of children with learning disabilities aged 17 likely to transition to adult services	-	21,677	21,677	21,677
Subtracted: Estimated number of deaths among the population with learning disabilities/autism	-	15,515	15,515	15,515
<b>Adjusted population of people with a learning disability/autism</b>	<b>150,979</b>	<b>157,141</b>	<b>163,303</b>	<b>169,465</b>

### The existing provision of supported housing for people with learning disabilities and/autistic people in England

*Supported Accommodation Review (2016)*<sup>33</sup>

A1.14 The Supported Accommodation Review (SAR) is the most recent comprehensive research about the size, scale and cost of the supported housing sector in Britain, including supported housing for people with learning disabilities.

A1.15 This evidence is based on a survey of local authorities (upper tier local authorities in England) to identify the number of units of support housing, type of housing provider and cost (in terms of housing benefit expenditure). Evidence for the SAR was also

<sup>32</sup> United Kingdom Statistics Authority (2022): [Special educational needs in England; Academic Year 2021/22](#)

<sup>33</sup> MHCLG (2016): [Supported accommodation review](#)

gathered through a survey of supported housing providers and extensive qualitative research with a range of stakeholders from the supported housing sector.

- A1.16 The SAR identified 38,500 units of supported housing for people with learning disabilities in England.
- A1.17 The SAR estimated that c.70%+ of supported housing units are provided by Registered Providers of social housing (typically housing associations).
- A1.18 The average weekly cost (rent and service charges) of supported housing services for working age adults was estimated to be c.£180 per week in terms of Housing Benefit eligible costs.

*Funding supported housing for all (2018)<sup>34</sup>*

- A1.19 Mencap's 2018 research '*Funding supported housing for all*<sup>35</sup> was based on analysis of secondary evidence in relation to the provision of 'specialised supported housing' (SSH). SSH is defined in section 2. This research identified that c.80% of the people occupying SSH are people with learning disabilities and/or autistic people.
- A1.20 In the absence of data about SSH held by UK Government at that time, the research estimated that there were between 22,000 and 30,000 units of SSH in England.
- A1.21 The research found that the majority of SSH stock was provided as shared housing, however more recent developments have tended to be self-contained supported housing schemes.
- A1.22 It found that a significant concentration of SSH provision was in the North West, Yorkshire and Humberside, and the East Midlands.

*Statistical Data Return (SDR) 2021/22*

- A1.23 The SDR is an annual survey completed by all Registered Providers (RPs) of social housing, carried out by the Regulator of Social Housing<sup>36</sup> in England. It collects data on stock size, location and types, RP characteristics, rents, and other activities over the previous year.
- A1.24 These returns now include data about the number of units of SSH that large RPs are providing (large RPs are defined by the Regulator of Social Housing as RPs that have more than 1,000 units in total<sup>37</sup>).
- A1.25 The tables at Annexe 1 show the number of units provided of SSH as self-contained housing and shared housing by large RPs. The data in the tables at Annexe 1 is from the Statistical Data Return (SDR)<sup>38</sup> for 2021/22. From the SDR data, there are:

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<sup>34</sup> Mencap (2018): [Funding supported housing for all – Specialised Supported Housing for people with a learning disability; research by the Housing LIN](#)

<sup>35</sup> Ibid

<sup>36</sup> Regulator of Social Housing: [Statistical Data Return – Data release](#)

<sup>37</sup> RSH: [Private registered provider \(PRP\) technical notes and definitions](#): Strengths and limitations of the data from which the statistics are drawn

<sup>38</sup> Private Registered Provider Social Housing Stock in England: Statistical Data Return 2021 - Dataset

- 66 large RPs that provide self-contained SSH.
- 60 large RPs that provide shared SSH.

A1.26 The total number of units of SSH that is provided by both RPs and local authorities is shown in table 23.

Table 23. Total provision of SSH by provider sector and type of SSH, for 2021/22.

Provider / housing type	Number of units	% of overall provision
'Large' RPs (self-contained)	10,414	53.5%
'Large' RPs (shared)	8,938	45.9%
Local authorities	102	0.5%
Total provision	19,454	100%

Source: Statistical Data Return (2021/22)

A1.27 It should be noted that the SDR does not collect data from small RPs (defined by the Regulator of Social Housing as RPs that have less than 1,000 units in total) regarding the provision of SSH, therefore it is likely that the supply of SSH is greater than the total provision of 19,454 units provided by large RPs and local authorities.

A1.28 Tables 24 and 25 show the total number of units of SSH provided by large RPs in 2019/20 and 2020/21.

Table 24. Total provision of SSH by type, for 2019/20.

Provider / type	Number of units
'Large' RPs (self-contained)	7,660
'Large' RPs (shared housing)	8,031
Total provision	15,691

Source: SDR (2019)

Table 25. Total provision of SSH by type, for 2020/21.

Provider / type	Number of units
'Large' RPs (self-contained)	8,578
'Large' RPs (shared housing)	8,026
Total provision	16,604

Source: SDR (2020)

A1.29 The provision of SSH provided by large RPs has changed over the period 2019/20 to 2021/22:

- An increase of c.24% in the number of SSH units overall.
- An increase of c.36% in self-contained SSH.
- An increase of c.11% in shared SSH

### *Short- and Long-Term Support (SALT) data<sup>39</sup>*

A1.30 The SALT data for 2020/21 provides a breakdown of the housing and accommodation status of the relevant population in England. This is shown in table 26 .

<sup>39</sup> [NHS Short- and Long-Term Support \(SALT\)](#)

A1.31 This shows that of the relevant population of people with learning disabilities/autistic people of 150,979, c.35,500 people were estimated to be living in supported housing (which is also sometimes referred to as 'supported living'), which represents 23% of the total relevant population.

Table 26. Accommodation status of people aged 18+ with learning disabilities/autistic people, by accommodation type, 2021/22.

Accommodation category	Number of people age 18+	%
Residential care	21,142	14%
Nursing care	1,039	1%
Shared Lives (adult placement)	3,939	3%
Supported housing/supported living	35,478	23%
Living with family/friends/informal carers	54,827	36%
Living in mainstream housing with a care/support package	34,553	23%
<b>Total</b>	<b>150,979</b>	<b>100%</b>

Source: SALT (2020/21) & PANSI (2020)

#### *Cost of supported housing provision*

A1.32 The *Supported Accommodation Review* (2016/17) provided average weekly rent/service charge and Housing Benefit award data for non-older person's supported housing. The data from this research showed that the average weekly Housing Benefit award for non-older people's supported housing in England was £180 per week.

A1.33 *Funding supported housing for all* (2018) identified that the overall average rent and service charge in SSH is £235.39 per week. The average weekly Housing Benefit award in SSH was £232.25.

A1.34 SSH provision on average has higher average rents and service charges and associated Housing benefit awards; this is to be expected given that SSH will not usually have capital grant subsidy<sup>40</sup>. However, it is important to note that the SAR data also includes supported housing for people with less complex housing and support needs, including people who do not have 24/7 support needs or a requirement for highly adapted or bespoke housing.

<sup>40</sup> Some SSH may have capital funding from public sources, such as from NHS England

## Annexe 2 Providers of Specialised Supported Housing

Table 27. Top 25 'large' RPs providing self-contained SSH by number of units and market share.

Provider name	Number of units of SSH: self-contained	% of total market share
Inclusion Housing CIC	2,375	22.8%
My Space Housing Solutions	1,668	16.0%
Golden Lane Housing Ltd	701	6.7%
Bespoke Supportive Tenancies Ltd	652	6.3%
Reside Housing Association Limited	597	5.7%
EMH Housing and Regeneration Limited	470	4.5%
Clarion Housing Association Limited	449	4.3%
Progress Housing Association Limited	403	3.9%
West Kent Housing Association	240	2.3%
Anchor Hanover Group	198	1.9%
Bolton at Home Limited	154	1.5%
Places for People Living+ Limited	121	1.2%
Framework Housing Association	117	1.1%
Jigsaw Homes Tameside	114	1.1%
Origin Housing Limited	112	1.1%
Bernicia Group	110	1.1%
Housing Solutions	110	1.1%
LiveWest Homes Limited	81	0.8%
Swan Housing Association Limited	80	0.8%
Gateway Housing Association Limited	79	0.8%
Coastline Housing Limited	77	0.7%
Sanctuary Housing Association	77	0.7%
Hightown Housing Association Limited	76	0.7%
Bromford Housing Association Limited	74	0.7%
Westlea Housing Association Limited	74	0.7%
<b>Total: Top 25 Providers (by market share)</b>	<b>9,209</b>	<b>88.4%</b>
<b>Total market (self-contained SSH)</b>	<b>10,414</b>	<b>100%</b>

Source: SDR (2021)

Table 28. Top 25 'large' RPs providing shared housing SSH by number of units and market share.

Provider name	Number of units of SSH: shared	% of total market share
Progress Housing Association Limited	2,160	24.2%
Golden Lane Housing Ltd	1,577	17.6%
Bespoke Supportive Tenancies Ltd	857	9.6%
Reside Housing Association Limited	835	9.3%
Inclusion Housing CIC	649	7.3%
The Riverside Group Limited	361	4.0%
Places for People Living+ Limited	263	2.9%
Jigsaw Homes North	172	1.9%
LiveWest Homes Limited	159	1.8%
Framework Housing Association	156	1.7%
Your Housing Limited	156	1.7%
Origin Housing Limited	129	1.4%
Westlea Housing Association Limited	123	1.4%
Bernicia Group	112	1.3%
Sanctuary Housing Association	107	1.2%
Coastline Housing Limited	78	0.9%
'Johnnie' Johnson Housing Trust Limited	70	0.8%
Swan Housing Association Limited	66	0.7%
Stonewater Limited	64	0.7%
Bolton at Home Limited	61	0.7%
Joseph Rowntree Housing Trust	61	0.7%
Advance Housing and Support Limited	59	0.7%
A2Dominion Homes Limited	52	0.6%
Chorus Homes Limited	46	0.5%
Clarion Housing Association Limited	41	0.5%
<b>Total: Top 25 Providers (by market share)</b>	<b>8,414</b>	<b>94.1%</b>
<b>Total market (shared SSH)</b>	<b>8,938</b>	<b>100%</b>

Source: SDR (2021)

## Annexe 3 Research brief

### **Aims of research**

A1.35 We require a research project to be undertaken which will achieve the following key outputs:

- Provision of the most accurate current evidence base covering the scale, size, scope, and funding/cost of accommodation and supported housing for people with learning disabilities (PLD) and autistic people (AP) in England.
- Provision of an evidence base that can be used to inform and influence future Government policy in relation to accommodation and supported housing, including supported housing classified as 'exempt accommodation', for PLD and AP.

### **We would expect that the research project would consider the following key elements and consider the implications that arise as a result of findings**

A1.36 The size, scale, and scope of the provision of accommodation and supported housing for PLD and AP in England (e.g. no. of units of housing; types of housing; regional variations etc).

A1.37 The nature of the providers of accommodation and supported housing for PLD and AP (e.g. by type of housing provider and regulatory status).

A1.38 The cost and funding of accommodation and supported housing used by PLD and AP, both capital funding (Homes England, NHSE, private funding) and revenue funding (rent and services charge and support/care funding).

A1.39 Within the outcome dataset establish the amount of accommodation that has been provided over the past 5 years, broken down as a total.

A1.40 The extent to which identified supported housing is classified as 'specified accommodation', and particularly 'exempt accommodation', within housing benefit regulations.

A1.41 The current approaches taken by both providers of supported housing and commissioners to demonstrate quality and value for money with some specific examples where these exist.

## Annexe 4: Survey questions

The following information is a copy of the survey used. The survey was conducted via Survey Monkey.

### **Survey of providers of supported housing for people with learning disabilities and/or autistic people**

The [Learning Disability and Autism Housing Network](#) (LDAH) and the [Housing Learning and Improvement Network](#) (Housing LIN) are undertaking research about supported housing for rent for people with learning disabilities and/or autistic people in England.

**Purpose:** The purpose of this research is to produce an accurate evidence base about supported housing for rent for people with learning disabilities and autistic people that can be used by the LDAH to inform and influence future Government policy in relation to supported housing, including that which is classified as 'exempt accommodation' (as part of housing benefit regulations).

**Audience:** This survey is intended to be completed by providers of supported housing for rent for people with learning disabilities and/or autistic people, **specifically** the organisation that issues tenancies to the occupiers of such supported housing.

#### **Definition of supported housing:**

- 'Supported housing can be described as any housing scheme where housing, support and care services are provided to enable people to live as independently as possible in the community'.
- Whilst we recognise that supported housing can be provided for a variety of people, for the purpose of this survey we are only interested in supported housing for people with learning disabilities and/or autistic people.
- This definition excludes regulated residential care.
- Please note: this survey is restricted to rented supported housing only.

#### **Survey Top Tips:**

- Start by reviewing all the questions, you may need to gather data from different individuals/data sets
- If your organisation is a Registered Provider, you can use your Statistical Data Return (SDR) as a starting point for collecting this data
- Save your response by clicking the 'save/submit' button at the end of the end of the survey
- Return to your response by clicking 'begin survey' in the email you received to complete this survey



Supported housing for people with learning disabilities and autistic people in England

- Forwarding the original email to another colleague/s will enable all forwarded recipients to access/amend the same survey response by clicking the 'begin survey' button
- For any questions, contact: [research@housinglin.org.uk](mailto:research@housinglin.org.uk)

**Confidentiality statement:** The data processed for this survey will only be available to the Housing LIN. Reporting based on this research will be of aggregate data. Individual organisation level data will not be shared with third parties.

**Glossary of terms:** Please [click here](#).

**Deadline:** Friday 16th September 2022

**The results:** A report of the research will be published by the LDAHN and the Housing LIN in the autumn containing 'aggregate' data, i.e. it will not identify individual housing providers.

**We understand that you may not be able to provide all the information that is asked in this survey, however please complete as much as you can or provide best estimates where you may be unsure.**

We are very grateful for your time in completing this survey!

## **PART 1**

1. Does your organisation provide supported housing for people with learning disabilities and/or autistic people? YES/NO  
*If yes, please move on to question 2.*  
*If no, then this survey does not apply to your organisation and there is nothing further to complete*
  
2. Name of housing provider: INSERT NAME
  
3. What type of housing provider is your organisation? Please tick all that apply and insert registration number as applicable:
  - a) Registered Provider
  - b) Charity
  - c) Community Interest Company
  - d) Co-operative or community benefit society
  - e) Private
  - f) Other (please specify)
  
4. Which organisation/s regulates your organisation (as a landlord)? Please tick all that apply:
  - a) Regulator of Social Housing
  - b) Charity Commission
  - c) Financial Conduct Authority
  - d) Office of the Regulator of Community Interest Companies
  - e) Other (please specify)
  
5. Do you provide supported housing for (please tick as applicable):
  - a) People with learning disabilities only
  - b) Autistic people only
  - c) Both people with learning disabilities and autistic people
  
6. In which regions of England do you provide supported housing for people with learning disabilities and/or autistic people? Please tick all that apply:
  - a) North East
  - b) North West
  - c) Yorkshire and Humber
  - d) East of England
  - e) East Midlands
  - f) West Midlands
  - g) South East
  - h) South West
  - i) London
  - j) Outside of England

7. How many units of supported housing for people with learning disabilities and/or autistic people do you provide?

*A 'unit' is defined as:*

- *A self-contained home*
- *A room within a shared house where an occupant holds a tenancy/licence to occupy a room as well as having use of shared facilities*

- a) Number of self-contained units: NUMBER  
b) Number of units in shared housing: NUMBER

8. How many people with learning disabilities and/or autistic people were living in your supported housing for rent at 31st March 2022?

- a. Number of people living in self-contained units: NUMBER  
b. Number of people living in shared housing: NUMBER

9. Are any of your supported housing schemes for people with learning disabilities and/or autistic people classified for housing benefit purposes as 'specified accommodation', either as:

- a. 'Exempt accommodation'? YES/NO

*Exempt accommodation is defined within Housing Benefit regulations as either:  
(a) a resettlement place (as defined by section 30 of the Jobseekers Act 1995(4) – that is which had previously been in receipt of a central government 'resettlement grant'); or*

*(b) provided by a non-metropolitan (upper tier) county council (applicable in England only), a housing association, a registered charity or voluntary organisation where that body or a person acting on its behalf also provides the claimant with care, support or supervision.*

- b. If yes, how many units of your supported housing for people with learning disabilities and/or autistic people are categorised as 'exempt accommodation'?  
NUMBER

- c. 'Managed properties'? YES/NO

*Managed properties is defined as provided by a housing association, a registered charity or voluntary organisation where the claimant is provided with care, support or supervision by anyone and not necessarily by or on behalf of the landlord or a person acting on its behalf. For example this may reflect the practice of some local authorities commissioning the housing and the care/support separately in supported housing.*

- d. If yes, how many of your units of supported housing for people with learning disabilities and/or autistic people are categorised as 'managed properties'?  
NUMBER

10. Is any of your supported housing for people with learning disabilities and/or autistic people classified as 'specialised supported housing'? YES/NO

If yes:

a) How many units are classified as 'specialised supported housing'? NUMBER  
*Specialised Supported Housing is defined within the Government's Policy statement on rents for social housing (2020) as supported housing:*

*(a) which is designed, structurally altered, refurbished or designated for occupation by, and made available to, residents who require specialised services or support in order to enable them to live, or to adjust to living, independently within the community;*

*(b) which offers a high level of support, which approximates to the services or support which would be provided in a care home, for residents for whom the only acceptable alternative would be a care home;*

*(c) which is provided by a private registered provider under an agreement or arrangement with a local authority or a health service (within the meaning of the National Health Service Act 2006);*

*(d) for which the rent charged, or to be charged, complies with the agreement or arrangement mentioned in paragraph (c); and*

*(e) in respect of which at least one of the following conditions is satisfied:*

*i. there was no, or negligible, public assistance, or*

*ii. there was public assistance by means of a loan (secured by means of a charge or a mortgage against a property).*

11. Please note, by 'average' in questions 11- 16 we refer to the mean. The mean is the average of the given numbers and is calculated by dividing the sum of given numbers by the total number of numbers.

Mean = (Sum of all the observations/Total number of observations)What is the average weekly rent and service charge for your supported housing for people with learning disabilities and/or autistic people?

Self-contained units:

- a) Average weekly rent: £xxx per week
- b) Average weekly service charge: £xxx per week

Shared housing units:

- a) Average weekly rent: £xxx per week
- b) Average weekly service charge: £xxx per week

12. What is the average weekly rent and service charge for your supported housing that is classified as 'specialised supported housing' for people with learning disabilities and/or autistic people?

Self contained units:

- c) Average weekly rent: £xxx per week
- d) Average weekly service charge: £xxx per week

Shared housing units:

- c) Average weekly rent: £xxx per week
- d) Average weekly service charge: £xxx per week

13. What is the average weekly rent and service charge for your supported housing that is NOT classified as 'specialised supported housing' for people with learning disabilities and/or autistic people?

Self contained units:

- e) Average weekly rent: £xxx per week
- f) Average weekly service charge: £xxx per week

Shared housing units:

- e) Average weekly rent: £xxx per week
- f) Average weekly service charge: £xxx per week

14. Of the average weekly **total** rent and service charge, how much is eligible for housing benefit:

- a) For self contained units: £xxx per week
- b) For shared housing units: £xxx per week

15. How many of your supported housing units for people with learning disabilities and/or autistic people units were void at as 31<sup>st</sup> March 2022? NUMBER

16. What was the average re-let time for your supported housing for people with learning disabilities and/or autistic people as at 31/03/22?

**PART 2**

*Supported housing for people with learning disabilities and/or autistic people provision and rent/service charge*

17. Please provide a breakdown of your supported housing units for people with learning disabilities and/or autistic people by English region (as applicable).

Region	Self-contained supported housing: Number of units:	Shared housing supported housing: Number of units
North East		
North West		
Yorkshire and Humber		
East of England		
East Midlands		
West Midlands		
South East		
South West		
London		
TOTAL		

Please note, by 'average' in questions in part 2 we refer to the mean. The mean is the average of the given numbers and is calculated by dividing the sum of given numbers by the total number of numbers.

Mean = (Sum of all the observations/Total number of observations)

18. Please provide your average weekly rent and service by English region (as applicable)

Region	Self-contained supported housing: average weekly total rent and service charge	Shared housing supported housing: average weekly total rent and service charge
North East		
North West		
Yorkshire and Humber		
East of England		
East Midlands		
West Midlands		
South East		
South West		
London		

Care and support provision

19. Please show below the percentage of the tenants/residents of your supported housing for people with learning disabilities and/or autistic people who receive **care and support** each week by the following care/support 'bands':

- a) Up to 25 hours care/support per week: x%
- b) 25 to 100 hours care/support per week: x %
- c) 100+ hours care/support per week: x%
- d) Don't know (add x if don't know)

20. Which organisation/s funds the **support and care** packages of tenants/residents in your supported housing for people with learning disabilities and/or autistic people (please tick all that apply):

- a) Council – Adult Social Care
- b) Council – Children's Services
- c) NHS – local commissioners
- d) NHS – national specialist commissioners

**Development of supported housing** for people with learning disabilities and/or autistic people

By 'developed' we mean, has your organisation created new homes for this client group either as a new build, by refurbishing other properties, through acquisition or through a lease.

Supported housing for people with learning disabilities and autistic people in England

21. Has your organisation developed new supported housing for people with learning disabilities and/or autistic people in the last 5 years (since 1<sup>st</sup> April 2017)?

YES/NO

*If yes, please go to question 28*

*If no, please go to question 34*

22. How many units of supported housing for people with learning disabilities and/or autistic people has your organisation developed in the last 5 years (since 1<sup>st</sup> April 2017):

a) Self-contained supported housing: NUMBER units

b) Shared supported housing: NUMBER units

23. For whom has this supported housing for people with learning disabilities and/or autistic people been developed (please tick all that apply):

a) People with learning disabilities only

b) Autistic people only

c) Both people with learning disabilities and autistic people

24. Where has your organisation developed supported housing for people with learning disabilities and/or autistic people over the last 5 years (since 1<sup>st</sup> April 2017):

Region	Self contained supported housing developed: Number of units:	Shared housing supported housing developed: Number of units
North East		
North West		
Yorkshire and Humber		
East of England		
East Midlands		
West Midlands		
South East		
South West		
London		
TOTAL		

25. What sources of capital funding has your organisation used to develop supported housing for people with learning disabilities and/or autistic people (please tick all that apply):

a) Homes England

b) Greater London Authority

c) NHS England



- d) Local authority capital funding (including land/sites)
- e) Charitable funds
- f) Bank lending
- g) Private equity investment
- h) Real estate investment trust (REIT) funding
- i) Own resources
- j) Other (please specify)

26. How much capital funding has your organisation invested in the development of new supported housing for people with learning disabilities and/or autistic people over the last 5 years (since 1<sup>st</sup> April 2017). Please show in the table below the total amount of capital funding invested by the source of capital funding.

Source of capital funding	Amount invested in development of new supported housing over the last 5 years (£)
Homes England	
Greater London Authority	
NHS England	
Local authority capital funding (including land/sites)	
Charitable funds	
Bank lending	
Private equity investment	
Real estate investment trust (REIT) funding	
Own resources	
Other (please specify)	
TOTAL	

27. What is the average total capital cost (including site acquisition costs) for new development of supported housing for people with learning disabilities and/or autistic people your organisation has developed over the last 5 years (since 1<sup>st</sup> April 2017):
- a) Scheme of self contained units £NUMBER
  - b) Scheme of shared housing units £NUMBER

### Quality and value for money

28. Does your organisation undertake its own quality assurance of the standards of your supported housing for people with learning disabilities and/or autistic people: YES/NO  
*If yes, please describe below your organisation's approach to assuring the quality of your supported housing. Please indicate if your organisation's approach includes surveying your*

*tenants and, if so, what are the types of question asked, what are the tenant satisfaction levels and how your organisation uses the findings.*

FREE TEXT RESPONSE

29. Would you be willing to discuss your organisation's approach to assuring the quality and value for money of your supported housing for people with learning disabilities and/or autistic people? If so, please supply your contact details below so we can contact you.

FREE TEXT RESPONSE

## **About the Learning Disability and Autism Housing Network**

The Learning Disability and Autism Housing Network is a coalition of housing associations working together to address and tackle the country's shortage of housing for people with a learning disability and autism.

All members have a shared vision to provide, develop, and promote quality homes and housing services for people with a learning disability and autistic people.

The Learning Disability and Autism Housing Network has three important roles including to raise awareness of the housing needs and aspirations of people with a learning disability and autism, promote the positive impact and value of supported housing, and influence national policy change to increase the supply of housing.

Web: [www.glh.org.uk/about/the-learning-disability-and-autism-housing-network](http://www.glh.org.uk/about/the-learning-disability-and-autism-housing-network)

Twitter: @LDAHousing

## About the Housing LIN

The Housing LIN is a sophisticated network bringing together over 20,000 housing, health and social care professionals in England, Wales and Scotland to exemplify innovative housing solutions for an ageing population and for people with care & support needs. Recognised by government and industry as a leading 'ideas lab' on specialist, supported and accessible housing, our online and regional networked activities, and consultancy services:

- connect people, ideas and resources to inform and improve the range of housing that enables older and disabled people to live independently in a home of their choice,
- provide insight and intelligence on latest funding, research, policy and practice to support sector learning and improvement,
- showcase what's best in specialist, supported and accessible housing, and feature innovative projects and services that demonstrate how the lives of people have been transformed, and
- support commissioners and providers to review their existing provision and develop, test out and deliver solutions so that they are best placed to respond to their customers' changing needs and aspirations.

Housing Learning and Improvement Network

c/o PRP, The Ideas Store

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London EC1A 9HP

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Web: [www.housinglin.org.uk/consultancy](http://www.housinglin.org.uk/consultancy)

Twitter: @HLINConsult, @HLINComms & @HousingLIN