Opportunities and challenges in developing housing for adults with learning disabilities and autism

John Verge
Chief Executive, Golden Lane Housing

Golden Lane Housing

Golden Lane Housing

Operating Environment

- Demand outstripping supply
- Reduced capacity to deliver and respond
- Pressure on support providers
- Criticism of some provision
- New Supported Housing Regulation
  - National Standards
  - Licensing
  - Local supported housing strategies
- Campaigning for change

Golden Lane Housing

Learning Disability and Autism Housing Network

A LIFELINE FOR LIFETIME INDEPENDENCE

Research found that:

Over 1.4m
Adults with a learning disability and autistic people.

Over 150,000
receive commissioned care and support.

Over 52,000
live in supported housing with care and support - 66% shared and 34% self-contained.

Over 58%
live in 'specialised supported housing'.


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

For the Learning Disability and Autism Housing Network

June 2023

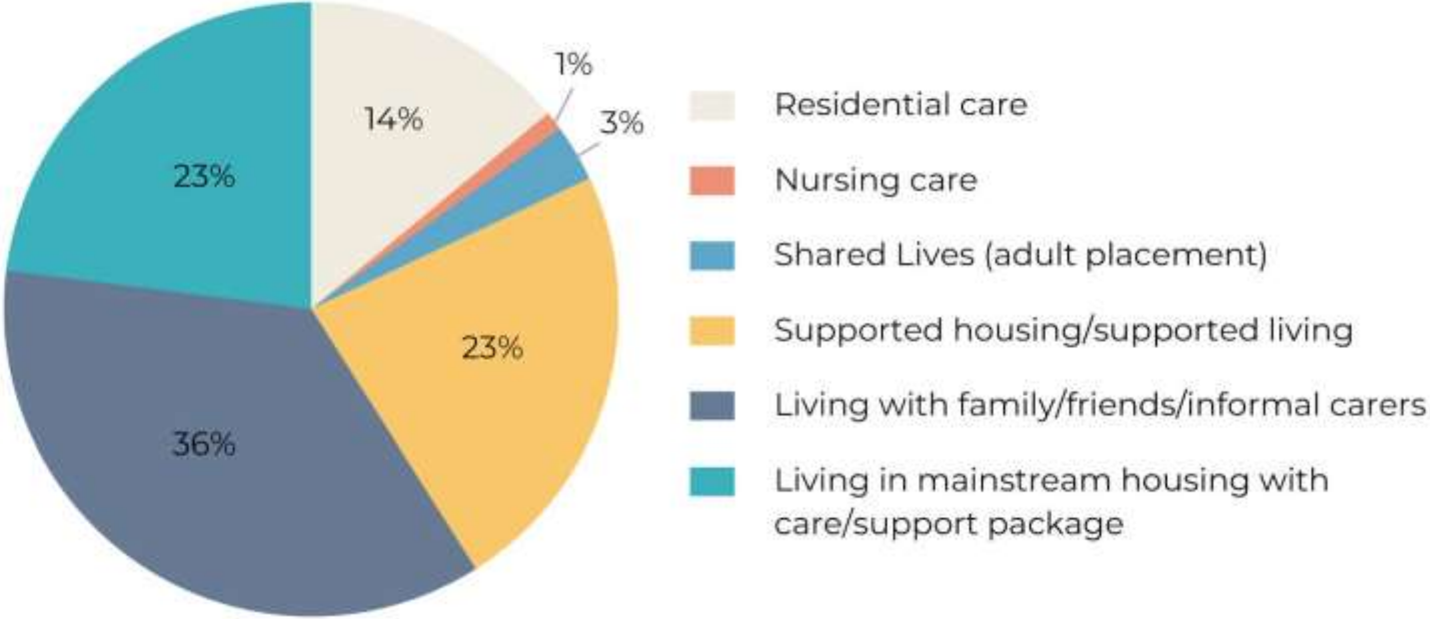

Supported Housing Review 2023

A LIFELINE FOR LIFETIME INDEPENDENCE

Housing LIN
Connecting people, ideas and resources

Learning Disability and Autism Housing Network

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



A LIFELINE FOR LIFETIME INDEPENDENCE

Housing LIN
Connecting people, ideas and resources

Learning Disability and Autism Housing Network

Research found that:

5,600

estimated new supported housing units developed in last 5 years with limited grant.

Only 13%

funded by public grant subsidy.

Minimum 1,800+

units a year in England needed.

c£340m+

capital investment from public and private required.

Our key recommendations:

The government should:

- **Increase the level of capital funding** and provide feasible grant levels.
- **Set and publish annual targets** for supported housing for people with learning disabilities and autistic people.
- **Reform the rent standard** rules for housing associations to allow grant funding for specialised supported housing.
- Maintain the **current housing benefit regime.**
- Introduce proportionate new oversight regime to **improve standards.**


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

For the Learning Disability and Autism Housing Network

June 2023

Supported Housing Solutions

- Working with individuals and families on housing options
- Supported Housing Strategies – need and funding
- Provides housing for people where need not met
- Majority has no public subsidy: typically, a full-cost recovery model
- Provision for any complexity - no rent limit provided below ‘market rent’ and housing benefit negotiation

Golden Lane Housing

Supported Housing Solutions

- Housing Associations access to secure housing
  - Borrowing
  - Grant funding
  - Private equity investments – lease arrangements
- Mixing with local authority capital funding
- Identifying appropriate sites/ working with larger housing associations/ use of technology
- Sharing risks on future vacancies - work more strategically to reduce the level of under occupancy

Golden Lane Housing

Learning Disability and Autism Housing Network

Find out more about the LDA Housing Network:

A LIFELINE FOR LIFETIME INDEPENDENCE