



Housing LIN

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# Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales

Report for the West Wales Care Partnership

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Housing Learning and Improvement Network

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### **About the Housing Learning & Improvement Network (LIN)**

This report has been produced by Ian Copeman and Darius Ghadiali from the Housing LIN.

The Housing LIN is the leading 'learning lab' for a growing network of housing, health and social care professionals in England, Wales and Scotland involved in planning, commissioning, designing, funding, building and managing housing, care and support services for older people and adults with support needs.

Previously responsible for managing the UK Government Department of Health's Extra Care Housing Fund, the Housing LIN is called upon by a wide range of statutory and other organisations to provide expert advice and support regarding the implementation of policy and good practice in the field of housing, care and support services.

Recognised by government and industry as a leading 'knowledge hub' on specialist housing, our online and regional networked activities:

- connect people, ideas and resources to inform and improve the range of housing choices that enable older and disabled people to live independently
- provide intelligence on latest funding, research, policy and practice developments, and
- raise the profile of specialist housing with developers, commissioners and providers to plan, design and deliver aspirational housing for an ageing population and other people with care and support needs.

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## Executive Summary

This is a quantitative assessment of the housing & accommodation needs for people with learning disabilities and people with mental health needs in West Wales

This quantitative evidence base is intended to be used as one source of evidence of future housing need amongst people with learning disabilities and people with mental health needs alongside other sources of local data available to West Wales Care Partnership, for example qualitative research with people and their family carers.

The housing and accommodation assessment covers the following 'population groups':

1. **Population group 1:** People with learning disabilities, including autism. In summary, by 2040, it is estimated that:

- c.275 units of housing and accommodation will be needed for people with a learning disability/autism in Carmarthenshire.
- c.100 units of housing and accommodation will be needed for people with a learning disability/autism in Ceredigion.
- c.190 units of housing and accommodation will be needed for people with a learning disability/autism in Pembrokeshire.
- c.565 units of housing and accommodation will be needed for people with a learning disability/autism in total across the West Wales Care Partnership area.

2. **Population group 2:** People with mental health needs. In summary, by 2040, it is estimated that:

- c.215 units of housing and accommodation will be needed for people with mental health needs in Carmarthenshire.
- c.95 units of housing and accommodation will be needed for people with mental health needs in Ceredigion.
- c.190 units of housing and accommodation will be needed for people with mental health needs in Pembrokeshire.
- c.500 units of housing and accommodation will be needed for people with mental health needs in total across the West Wales Care Partnership area.

3. **Population group 3:** People with complex needs and dual diagnosis, including that related to mental health, physical disability, substance misuse, and alcohol-related brain injury. In summary, by 2040, it is estimated that:

- c.10 units of supported housing will be needed for people with complex needs/dual diagnosis in Carmarthenshire.

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- c.12 units of supported housing will be needed for people with complex needs/dual diagnosis in Ceredigion.
- c.30 units of supported housing will be needed for people with complex needs/dual diagnosis in Pembrokeshire.
- c.50 units of supported housing will be needed for people with complex needs/dual diagnosis in the West Wales Care Partnership area.

4. **Population group 4:** (Rehabilitation of) offenders. In summary, up to 25 units of supported housing, from 2021, being available to accommodate individuals from this cohort until a move to independent housing is considered appropriate.

## 1. Introduction

- 1.01 This is a report from the Housing Learning & Improvement Network (LIN)<sup>1</sup>. It is based on a brief from the West Wales Care Partnership (WWCP) which wishes to
- Undertake a regional analysis and assessment of accommodation needs of adults normally resident in the Hywel Dda area, including those supported to live outside the region and those coming through transition from children's services.
  - Project need for various types of accommodation at five-year intervals to 2040.
  - Make recommendations for meeting future accommodation need, including cost-effectively meeting the needs of complex and specialist cases (including those presently out of area).
- 1.02 This quantitative evidence base is intended to be used as one source of evidence of future housing need amongst people with learning disabilities and people with mental health needs *alongside* other sources of local data available to West Wales Care Partnership, for example qualitative research with people and their family carers.
- 1.03 The following 'population groups' are in scope for this assessment of housing and accommodation need:
1. **Population group 1:** Learning disabilities, including autism.
  2. **Population group 2:** Mental health, including those who have used the Specialist Child and Adolescent Mental Health Service, and those with personality disorders
  3. **Population group 3:** Complex needs and dual diagnosis, including that related to mental health, physical disability, substance misuse (including foetal alcohol syndrome), alcohol-related brain injury, head injury/ impairment of the brain.
  4. **Population group 4:** (Rehabilitation of) offenders
- 1.04 The housing need assessment includes the following:
- Supported housing/accommodation need predictor model ('tool') method outline.
  - Supported housing/accommodation need assessment for Carmarthenshire, Ceredigion and Pembrokeshire, i.e. the application of the housing need predictor model.
  - Context and practice examples of relevant supported housing and accommodation.
  - Summary of housing needs amongst people with learning disabilities and mental health needs across the West Wales Care Partnership area and recommendations for meeting future housing/accommodation need.

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<sup>1</sup> <https://www.housinglin.org.uk/>

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1.05 It should be noted that the data supplied by the three West Wales Councils as part of this assessment may reflect different definitions used and data recording, particularly in relation to population groups 2 and 3.

## 2. Housing and accommodation need model

- 2.01 A housing need predictor model or 'tool' has been developed as a basis for housing need projections for people with learning disabilities and people with mental health needs (population groups 1 and 2). This approach has been adapted and applied as far as reasonably possible to population groups 3 and 4. The predictor tool draws on and has been informed by a range of quantitative and qualitative data.
- 2.02 This model is intended to be used to *complement* other sources of local data available to West Wales Care Partnership, for example qualitative research with people and family carers, and as a basis for 'co-producing' the housing solutions that may be required to address the identified housing need.
- 2.03 The housing need predictor model or 'tool' has the following components.

### A. *Population baseline*

- 2.04 A 'baseline' population for each population group. This has been established using secondary data from a range of national sources and through discussion with the WWCP regarding local data availability. For example, for population group 2 this would include the current adults 18 yrs.+ population with mental health related needs for Carmarthenshire, Ceredigion and Pembrokeshire; with equivalent population bases for population groups 1, 3 and 4.

### B. *Current housing/accommodation status and profile*

- 2.05 The predictor tool draws on data, where available, from the WWCP local authorities, Health Board and their local partners, of the current housing/accommodation status of the known current populations in terms of population groups 1, 2, 3 and 4.

### C. *Projecting future population for each 'cohort'*

- 2.06 Projecting future population for each of population groups 1, 2, 3 and 4, by local authority area (and aggregated to WWCP level), taking account of relevant local evidence (e.g. intelligence from Council and Health Board Officers; trends in the housing waiting list/presentation data) where this is available and relevant, such as for population group 3, and national factors, e.g. prevalence of 'problematic drug use', to 2040).

### D. *The application of agreed 'benchmarks' for different housing/accommodation types*

- 2.07 This is based on qualitative discussion with WWCP organisations and their partners and Housing LIN knowledge of national/UK trends, for different housing/accommodation types to apply to the estimated population to 2040 to estimate projected housing and accommodation needs.



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*E. Identifying estimated future housing/accommodation need*

2.08 This identifies changes in net housing and accommodation requirements to meet projected housing need and changes in the types of housing/accommodation required for population groups 1, 2, 3 and 4 for the WWCP area and for each local authority area. It should be recognised, particularly in the current context of the unknown effects of the Covid-19 pandemic, that there may be need that 'emerges' in addition to the estimated changes in net need over the period to 2040.

### 3. Housing/accommodation need assessment: people with learning disabilities/autism

The housing/accommodation need predictor model ('tool') set out in section 2 has been applied to the adult learning disability population in Carmarthenshire, Ceredigion and Pembrokeshire separately, and these estimates of accommodation needs are aggregated to form estimates for the West Wales Care Partnership as a whole.

#### Carmarthenshire

The housing/accommodation need predictor model ('tool') set out in section has been applied to the adult learning disability population in Carmarthenshire.

##### A. Establishing the population baseline

3.01 For 2021 the baseline population of adults with learning disabilities in Carmarthenshire was 740 individuals (source: Carmarthenshire County Council/HDdUHB). The housing/accommodation status of these 740 individuals is shown below in section B (below).

##### B. Identifying the current housing/accommodation status and characteristics of the baseline population

Table 1 sets out the types of housing/accommodation where the baseline population in Carmarthenshire is living.

Table 1. Housing/accommodation status of baseline population.

Accommodation/housing provision	Number of people accommodated
For the population of adults 18+ with learning disabilities for each authority, the accommodation/housing provision and types:	740 adults aged 18+ with learning disabilities
Residential care	109
Nursing care	2
Secure accommodation	1
Shared Lives (adult placement)	38
Supported housing/supported living	179
Other forms of independent housing with a care package	32

Source: Carmarthenshire County Council/HDdUHB.

3.02 The implication of this pattern of housing/accommodation provision is that 379 (51%) adults with learning disabilities live with family or informal carers.

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Table 2 shows the location of residential care placements, excluding nursing care placements.

Table 2. Location of residential care placements, adults with learning disabilities 2021.

No. of residential care placements	In Carmarthenshire	HDdUHB	Other rest of Wales	Total rest of Wales	In England	Total
Under-65	65	8	14	22	4	91
Over-65	14	2	1	3	1	18
Total	79	10	15	25	5	109

Source: Carmarthenshire County Council/HDdUHB

N.B. The majority of the 25 placements in the rest of Wales are in the adjacent counties of Swansea and Neath and Port Talbot.

Table 3 shows the level of care provision provided and suitability for wheelchair users within the supported housing provision.

Table 3. Level of care provision and suitability for wheelchair users, supported housing provision (%)

24/7 onsite care	Less than 24/7 onsite care	Suitable for wheelchair users	Not suitable for wheelchair users
92%	8%	46%	54%

Source: Carmarthenshire County Council

3.03 In summary the characteristics of the provision of housing/accommodation for adults with learning disabilities in Carmarthenshire are:

- 15% live in residential care services. Of these 31% are living outside Carmarthenshire. There are 2 individuals that are currently living in NHS-funded residential care.
- 5% are living in Shared Lives adult placements.
- 24% live in supported housing/supported living arrangements:
  - 79% live in shared housing. Most of this shared housing is made up of 2/3/4 bedroomed houses.
  - 11% live in a flat, 6% living in a flat which is part of a small 'cluster' of flats.
  - 92% of supported housing provision has 24/7 onsite care.
  - 46% of supported housing is stated to be suitable for wheelchair users.

3.04 The majority of adults with learning disabilities aged 18+ live with family/informal carers. Accommodation and housing choices are relatively limited; the predominant options are either supported living in the form of a room in a shared house or an adult placement. The supported housing is all for rent.

3.05 There is a relatively high proportion of supported housing provided by private landlords compared to provision by social landlords. However, Carmarthenshire

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Council has recently purchased Supported Living properties from an independent landlord and taken these into the council's stock.

*C. Projecting future adult 18+ learning disability population for Carmarthenshire.*

The population of people with learning disabilities, based on those people registered with local authorities in Wales is shown in table 4.

Table 4. Number of people with learning disabilities on local authority registers (Wales).

Year	Total	Annual change in population
2007	13,933	+1.5%
2008	14,137	-0.5%
2009	14,068	+5.0%
2010	14,771	-2.4%
2011	14,423	+1.9%
2012	14,701	+2.2%
2013	15,029	+1.8%
2014	15,297	-1.9%
2015	15,010	-1.9%
2016	14,729	+0.4%
2017	14,787	-2.2%
2018	14,456	-6.6%
<b>Average annual growth rate</b>	-	<b>+0.4% per year</b>

Source: Welsh Government Statistical Release – Learning disability register

3.06 The above data is from Learning Disability Register data provided to the Welsh government on an annual basis by the 22 Welsh local authorities. Data for the year 2019 has been excluded because one local authority was unable to supply data to the Welsh government for that year. Analysis of the population from 2007 to 2018 is shown in table 4. This analysis shows that, on average, the population on the Learning Disability Register increased by approximately 0.4% per year to 2018. This is equivalent of an average increase of the population with a learning disability of 4% for a 10-year period across Wales. This has been used as a basis for estimating change in the learning disability population across West Wales to 2040. Discussion with a range of local stakeholders suggests that this growth in overall population has been driven by an increase in the 65+ population, i.e. as people with learning disabilities reach typical life expectancy levels and by children with disabilities reaching 18 years and being eligible for adult services (typically referred to as in young people in 'transition'). This upward population trend is supported by evidence from the 'Strategic Commissioning of Accommodation Services for Adults with Learning Disabilities' by the Auditor General, May 2018<sup>2</sup>, which identifies that local authorities across Wales will need to increase investment by £365 million in accommodation in the next twenty years to address both a growth in the number of

<sup>2</sup> <https://audit.wales/publication/strategic-commissioning-accommodation-services-adults-learning-disabilities>

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people with learning disabilities who will need housing, and the increase in the number with moderate or severe needs.

3.07 Applying this overall population trend amongst people with learning disabilities in Wales to the population in Carmarthenshire is shown in table 5. This is based on the following assumptions:

- The population of people with learning disabilities in Carmarthenshire changes in line with changes in the overall population of people with learning disabilities in Wales.
- An ongoing increase of 4% per 10 years is assumed amongst the population of people with learning disabilities in Carmarthenshire. This includes assumed population growth from:
  - A growing older population of adults with learning disabilities.
  - Young people with disabilities becoming adults.
- Growth in shared lives based on data from Shared Lives Development Plan 2020-23<sup>3</sup>. Growth is based on half of the total number of shared lives units (the required growth is split equally between Shared Lives for people with a mental health need) stated as required by the plan to 2030, and any growth after 2030 is based on the overall growth in the population of adults with a learning disability.
- Residential care is expected to reduce by c.75% by 2040.
- Mainstream housing with a care/support package is expected to grow due to the increase in the overall population of adults with a learning disability.

Table 5. Estimated population of adults with learning disabilities aged 18+ to 2040.

<b>2021</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
740	752	767	783	798

*D. The application of agreed assumptions in relation to different housing/accommodation types to estimate housing need of the population of adults with learning disabilities to 2040.*

3.08 This is based on:

- Comparison with Wales average 'benchmarks' of the use of different types of housing/accommodation for people with learning disabilities.
- Assumptions in relation to population growth factors in the need for housing.
- Analysis of the current provision of housing and accommodation to identify potential gaps in provision and suggested over/under supply of housing/accommodation options.

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<sup>3</sup> Shared Lives Development Plan 2020-23 - Mission: Shared Lives is the accommodation option of choice.

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- Qualitative discussion with local authority commissioners and other staff to identify future commissioning intent.

3.09 The use of different types of housing/accommodation by people with learning disabilities is derived from local authority returns to Welsh Government. Analysis of this data<sup>4</sup> provides comparator benchmarks for Carmarthenshire, Ceredigion and Pembrokeshire compared to all Wales typical use of residential care by people with learning disabilities. This is shown in table 6; it shows the percentage of adults with learning disabilities accommodated in residential care in Carmarthenshire, Ceredigion and Pembrokeshire compared with the typical percentage of adults with learning disabilities accommodated in residential care for all of Wales.

Table 6. Adults with learning disabilities accommodated in residential care (excluding nursing care) (% of total) compared to Wales.

	<b>Carmarthenshire</b>	<b>Ceredigion</b>	<b>Pembrokeshire</b>	<b>Wales</b>
Use of residential care (as % of total population of adults with learning disabilities)	15%	17%	17.6%	9.62%

Source: Welsh Government

3.10 For the purpose of estimating future housing need it is reasonable to assume that the use of residential care for adults with learning disabilities in Carmarthenshire, Ceredigion and Pembrokeshire should come down to the all Wales average by 2040, i.e. by that time no more than 9.62% of the population of adults with learning disabilities will live in residential care in West Wales.

3.11 Currently 51% of adults with learning disabilities live with family and informal carers. As some of those carers age and/or are no longer able to undertake this caring role for other reasons, then it can be assumed that a proportion of this 51% will require alternative housing. From this type of housing need assessment for adults with learning disabilities undertaken for other local authorities it is reasonable to assume that c.40% of this cohort of the adult population will need alternative housing/accommodation by 2040.

3.12 If this additional housing need were taken up equally through supported housing/living and adult placements, this would require:

- Growth in adult placement provision to provide c.7% of accommodation overall.
- Supported housing/living providing c.50% of accommodation overall (including a reduction in the use of residential care).

3.13 Initial discussions with Carmarthenshire commissioners has indicated that future commissioning intent is to:

- Reduce the use of residential care. Carmarthenshire County Council has identified its intention to reduce the use of residential care by 75% by 2040

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<sup>4</sup> <https://statswales.gov.wales/Catalogue/Health-and-Social-Care/Social-Services/Disability-Registers/personswithlearningdisabilities-by-localauthority-service-agerange>

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- Increase the use of supported housing/living, including for people with complex needs.
- Increase the mix of supported housing options and locations.

3.14 For Carmarthenshire these policy intentions suggest by 2040:

- A reduction in the use of residential care from c.15% to c.4% of the total adult population.
- An increase in the use of supported housing/living from c.24% to c.52% of the total adult population.

3.15 Analysis of the existing provision of housing and accommodation for adults with learning disabilities in Carmarthenshire indicates that:

- There has been an historical overuse of residential care compared to the all-Wales average.
- Supported housing/living has been concentrated on a shared housing model.

In summary the anticipated need, based on the analysis above, that will be used as part of estimating future housing need, are shown in table 7.

Table 7. Estimating future housing need: housing/accommodation type assumptions.

<b>Accommodation/housing type</b>	<b>Prevalence of provision (as % of total pop.) 2021</b>	<b>Assumed anticipated need (as % of total pop.) 2040</b>
Residential care	15%	4%
Nursing care	0%	0%
Shared Lives (adult placement)	5%	7%
Supported housing/supported living	24%	52%
Other forms of independent housing with a care package	4%	7%
Living with family/informal carers	51%	30%
Secure accommodation	0%	0%

NB. Percentages may not sum due to rounding

*E. Identifying estimated future housing/accommodation need for people with learning disabilities*

3.16 This identifies changes in net housing requirements to meet estimated housing need and changes in the types of housing/accommodation required for the WWCP area and for each local authority area. This is based on applying the assumptions developed for stage D to the current housing/accommodation provision at Stage B. This is then adjusted for identified population change over time from Stage C. The estimated need for housing/accommodation in table 8 is summarised below.

There is estimated to be:

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3.17 An overall increase in the need for an additional c.129 housing/accommodation units by **2030**. It is estimated that this represents:

- A reduction in residential care places from 109<sup>5</sup> to 72.
- An increase in Shared Lives placements from 38 to 51.
- An increase in supported housing/supported living arrangements from 179 units to 291 units.
- An increase in mainstream housing with care/support package from 32 units to 36 units.

3.18 An overall increase in the need for an additional c.275 housing/accommodation units by **2040**. It is estimated that this represents:

- A reduction in residential care places from 109<sup>6</sup> to 32.
- An increase in Shared Lives placements from 38 to 53.
- An increase in supported housing/supported living arrangements from 179 units to 415 units.
- An increase in mainstream housing with care/support package from 32 to 56 units.

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<sup>5</sup> Includes 1 individual living in a secure setting

<sup>6</sup> Includes 1 individual living in a secure setting



Table 8. Carmarthenshire. Housing and accommodation need for adults with learning disabilities to 2040.

	<b>Adult pop. 2021</b>	<b>Existing supply of housing &amp; accom. types (%)</b>	<b>Adult pop. 2025</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2030</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2035</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2040</b>	<b>Estimated need for housing &amp; accom. types (%)</b>
<b>Population</b>	740		752		767		783		798	
<b>Housing &amp; accommodation types</b>										
Residential care	109	15	91	12	72	9	52	7	32	4
Nursing care	2	0	2	0	2	0	2	0	2	0
Shared Lives	38	5	41	6	51	7	52	7	53	7
Supported housing/living	179	24	242	32	291	38	346	44	415	52
Mainstream housing with care or support package	32	4	30	4	36	5	47	6	56	7
Living with family or informal carers	379	51	345	46	314	41	284	36	239	30
Secure accommodation	1	0	1	0	1	0	1	0	1	0
<b>Totals</b>	740	100	752	100	767	100	783	100	798	100

Source: Carmarthenshire County Council

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Table 9. Net additional units of housing & accommodation required for people with a learning disability in Carmarthenshire to 2040, compared to 2021.

	<b>Net additional housing &amp; accommodation units required 2025</b>	<b>Net additional housing &amp; accommodation units required 2030</b>	<b>Net additional housing &amp; accommodation units required 2035</b>	<b>Net additional housing &amp; accommodation units required 2040</b>
<b>Carmarthenshire</b>	65	129	195	275

3.19 In summary, c.275 units of housing and accommodation will be needed by 2040 for people with a learning disability in Carmarthenshire.

Links to Carmarthenshire's:

- [Mental Health accommodation needs assessment](#)
- [Complex needs / dual diagnosis accommodation needs assessment](#)

## Ceredigion

The housing/accommodation need predictor model ('tool') set out in section has been applied to the adult learning disability population in Ceredigion.

### A. Establishing the population baseline

3.20 For 2021 the baseline population of adults with learning disabilities in Ceredigion was 395 individuals (source: Ceredigion County Council/HDdUHB). The housing/accommodation status of these 395 individuals is shown below in section B (below).

### B. Identifying the current housing/accommodation status and characteristics of the baseline population

Table 10 sets out the types of housing/accommodation where the baseline population in Ceredigion is living.

Table 10. Housing/accommodation status of baseline population.

Accommodation/housing provision	Number of people accommodated
For the population of adults 18+ with learning disabilities for each authority, the accommodation/housing provision and types:	395 adults aged 18+ with learning disabilities.
Residential care	52
Nursing care	0
Secure accommodation	2
Shared Lives (adult placement)	8
Supported housing/supported living	129
Other forms of independent housing with a care package	41

Source: Ceredigion County Council/HDdUHB

3.21 The implication of this pattern of housing/accommodation provision is that 163 (41%) adults with learning disabilities live with family or informal carers.

Table 11 shows the location of residential care placements, excluding nursing care placements.

Table 11. Location of residential care placements, adults with learning disabilities 2021.

No. of residential care placements	In Ceredigion	HDdUHB	Other rest of Wales	Total rest of Wales	In England	Total
Under-65	12	22	9	31	0	43
Over-65	9	0	0	0	0	9
Total	21	22	9	31	0	52

Source: Ceredigion County Council/HDdUHB

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Table 12. Level of care provision and suitability for wheelchair users, supported housing provision (%).

24/7 onsite care	Less than 24/7 onsite care	Suitable for wheelchair users	Not suitable for wheelchair users
75	25	50	50

Source: Ceredigion County Council

3.22 In summary the characteristics of the provision of housing/accommodation for adults with learning disabilities in Ceredigion are:

- 13% live in residential care services. Of these, 60% are living outside Ceredigion.
- 2% are living in Shared Lives adult placements.
- 33% live in supported housing/supported living arrangements.

3.23 The majority of adults with learning disabilities aged 18+ live with family/informal carers. Accommodation and housing choices are relatively limited; the predominant options are either a residential care home or supported living in the form of a room in a shared house.

3.24 50% of the supported housing provision is stated to be suitable for wheelchair users.

### C. Projecting future adult 18+ learning disability population for Ceredigion.

The population of people with learning disabilities, based on those people registered with local authorities in Wales is shown in table 13.

Table 13. Number of people with learning disabilities on local authority registers (Wales).

Year	Total	Annual change in population
2007	13,933	+1.5%
2008	14,137	-0.5%
2009	14,068	+5.0%
2010	14,771	-2.4%
2011	14,423	+1.9%
2012	14,701	+2.2%
2013	15,029	+1.8%
2014	15,297	-1.9%
2015	15,010	-1.9%
2016	14,729	+0.4%
2017	14,787	-2.2%
2018	14,456	-6.6%
<b>Average annual growth rate</b>	-	<b>+0.4% per year</b>

Source: Welsh Government Statistical Release

3.25 The above data is from Learning Disability Register data provided to the Welsh government on an annual basis by the 22 Welsh local authorities. Data for the year 2019 has been excluded because one local authority was unable to supply data to the Welsh government for that year. Analysis of the population from 2007 to 2018 is shown in table 13. This analysis shows that, on average, the population on the Learning Disability Register increased by approximately 0.4% per year to 2018. This is equivalent of an average increase of the population with a learning disability of 4%

for a 10-year period across Wales. This has been used as a basis for estimating change in the learning disability population across West Wales to 2040. Discussion with a range of local stakeholders suggests that this growth in overall population has been driven by an increase in the 65+ population, i.e. as people with learning disabilities reach typical life expectancy levels and by children with disabilities reaching 18 years and being eligible for adult services (typically referred to as in young people in 'transition'). This upward population trend is supported by evidence from the 'Strategic Commissioning of Accommodation Services for Adults with Learning Disabilities' by the Auditor General, May 2018<sup>7</sup>, which identifies that local authorities across Wales will need to increase investment by £365 million in accommodation in the next twenty years to address both a growth in the number of people with learning disabilities who will need housing, and the increase in the number with moderate or severe needs.

3.26 Applying this overall population trend amongst people with learning disabilities in Wales to the population in Ceredigion is shown in

3.27 table 14. This is based on the following assumptions:

- The population of people with learning disabilities in Ceredigion changes in line with changes in the overall population of people with learning disabilities in Wales.
- Growth in shared lives based on data from Shared Lives Development Plan 2020-23<sup>8</sup>. Growth is based on half of the total number of shared lives units (the required growth is split equally between Shared Lives for people with a mental health need) stated as required by the plan to 2030, and any growth after 2030 is based on the overall growth in the population of adults with a learning disability.
- An ongoing increase of 4% per 10 years is assumed amongst the population of people with learning disabilities in Ceredigion. This includes assumed population growth from:
  - A growing older population of adults with learning disabilities
  - Young people with disabilities becoming adults
- Residential care is expected to reduce by c.50% by 2040.
- Mainstream housing with a care/support package is expected to grow to 2040.

Table 14. Estimated population of adults with learning disabilities aged 18+ to 2040.

2021	2025	2030	2035	2040
395	401	409	418	426

<sup>7</sup> <https://audit.wales/publication/strategic-commissioning-accommodation-services-adults-learning-disabilities>

<sup>8</sup> Shared Lives Development Plan 2020-23 - Mission: Shared Lives is the accommodation option of choice.

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*D. The application of agreed assumption in relation to different housing/accommodation types to estimate housing need of the population of adults with learning disabilities to 2040.*

3.28 This is based on:

- Comparison with Wales average 'benchmarks' of the use of different types of housing/accommodation for people with learning disabilities.
- Assumptions in relation to population growth factors in the need for housing.
- Analysis of the current provision of housing and accommodation to identify potential gaps in provision and suggested over/under supply of particular housing/accommodation options.
- Qualitative discussion with local authority commissioners and other staff to identify future commissioning intent.

3.29 The use of different types of housing/accommodation by people with learning disabilities is derived from local authority returns to Welsh Government. Analysis of this data<sup>9</sup> provides comparator benchmarks for Ceredigion, Carmarthenshire and Pembrokeshire compared to all Wales typical use of residential care by people with learning disabilities. This is shown in table 15; it shows the percentage of adults with learning disabilities accommodated in residential care in Ceredigion, Carmarthenshire and Pembrokeshire compared with the typical percentage of adults with learning disabilities accommodated in residential care for all of Wales.

Table 15. Adults with learning disabilities accommodated in residential care (excluding nursing care) (% of total) compared to Wales.

	<b>Carmarthenshire</b>	<b>Ceredigion</b>	<b>Pembrokeshire</b>	<b>Wales</b>
Use of residential care (as % of total population of adults with learning disabilities)	15%	17%	17.6%	9.62%

Source: Welsh Government

3.30 For the purpose of estimating future housing need it is reasonable to assume that the use of residential care for adults with learning disabilities in Ceredigion, Carmarthenshire and Pembrokeshire should come down to at least the all Wales average by 2040, i.e. by that time no more than 9.62% of the population of adults with learning disabilities will live in residential care in West Wales.

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<sup>9</sup> <https://statswales.gov.wales/Catalogue/Health-and-Social-Care/Social-Services/Disability-Registers/personswithlearningdisabilities-by-localauthority-service-agerange>

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

- 3.31 Currently 41% of adults with learning disabilities live with family and informal carers. As some of those carers age and/or are no longer able to undertake this caring role for other reasons, then it can be assumed that a proportion of this 41% will require alternative housing. From this type of housing need assessment for adults with learning disabilities undertaken for other local authorities it is reasonable to assume that up to 30% of this cohort of the adult population will need alternative housing/accommodation by 2040.
- 3.32 If this additional housing need were taken up equally through supported housing/living and adult placements, this would require:
- Growth in adult placement provision to provide 7% of accommodation overall.
  - Supported housing/living providing c.45% of accommodation overall (including the reduction in the use of residential care).
- 3.33 Initial discussions with Ceredigion commissioners has indicated that future commissioning intent is to:
- Reduce the use of residential care by at least 50% by 2040.
  - Increase the use of supported housing/living, including for people with complex needs.
  - Increase the mix of supported housing options and locations.
- 3.34 For Ceredigion these policy intentions suggests:
- A reduction in the use of residential care from c.13% to c.6% of the total adult population.
  - A commensurate increase in the use of supported housing/living from c.33% to c.45% of the total adult population.
- 3.35 Analysis of the existing provision of housing and accommodation for adults with learning disabilities in Ceredigion indicates that there has been an historical overuse of residential care compared to the all Wales average.
- 3.36 In summary the benchmarks, based on the analysis above, that will be used as part of the estimating future housing need, are shown in table 17.

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Table 16. Estimating future housing need: housing/accommodation type assumptions.

Accommodation/housing type	Prevalence of provision (as % of total pop.) 2021	Assumed anticipated need (as % of total pop.) 2040
Residential care	13%	6%
Nursing care	0%	0%
Shared Lives (adult placement)	2%	7%
Supported housing/supported living	33%	45%
Other forms of independent housing with a care package	10%	13%
Living with family/informal carers	41%	29%
Secure accommodation	1%	0%

NB. Percentages may not sum due to rounding

*E. Identifying estimated future housing/accommodation need for people with learning disabilities*

3.37 This identifies changes in net housing requirements to meet estimated housing need and changes in the types of housing/accommodation required for the WWCP area and for each local authority area. This is based on applying the assumptions developed for stage D to the current housing/accommodation provision at Stage B. This is then adjusted for identified population change over time from Stage C. The estimated need for housing/accommodation in table 17 is summarised below.

3.38 An overall increase in the need for an additional c.47 housing/accommodation units by **2030**. It is estimated that this represents:

- A reduction in residential care places from 52 to 39.
- An increase in Shared Lives placements from 8 to 30.
- An increase in supported housing/supported living arrangements from 129 units to 147 units.
- An increase in mainstream housing with care/support package from 41 units to 48 units.

3.39 An overall increase in the need for an additional c.99 housing/accommodation units by **2040**. It is estimated that this represents:

- A reduction in residential care places from 52 to 26.
- An increase in Shared Lives placements from 8 to 31.
- An increase in supported housing/supported living arrangements from 129 units to 191 units.
- An increase in mainstream housing with care/support package from 41 units to 55 units.



Table 17. Ceredigion. Housing and accommodation need for adults with learning disabilities to 2040.

	<b>Adult pop. 2021</b>	<b>Existing supply of housing &amp; accom. types (%)</b>	<b>Adult pop. 2025</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2030</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2035</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2040</b>	<b>Estimated need for housing &amp; accom. types (%)</b>
<b>Population</b>	395		401		409		418		426	
<b>Housing &amp; accommodation types</b>										
Residential care	52	13	46	11	39	10	33	8	26	6
Nursing care	0	0	0	0	0	0	0	0	0	0
Shared Lives	8	2	13	3	30	7	30	7	31	7
Supported housing/living	129	33	143	36	147	36	170	41	191	45
Mainstream housing with care/support package	41	10	44	11	48	12	50	12	55	13
Living with family/informal carers	163	41	153	38	144	35	134	32	124	29
Secure accommodation	2	1	2	0	1	0	1	0	0	0
<b>Totals</b>	395	100	401	100	409	100	418	100	426	100

Source: Ceredigion County Council

Table 18. Net additional units of housing & accommodation required for people with a learning disability in Ceredigion to 2040, compared to 2021.

	<b>Net additional housing &amp; accommodation units required 2025</b>	<b>Net additional housing &amp; accommodation units required 2030</b>	<b>Net additional housing &amp; accommodation units required 2035</b>	<b>Net additional housing &amp; accommodation units required 2040</b>
<b>Ceredigion</b>	23	47	73	99

3.40 In summary, c.100 units of housing and accommodation will be needed by 2040 for people with a learning disability in Ceredigion.

Links to Ceredigion's:

- [Mental Health accommodation needs assessment](#)
- [Complex needs / dual diagnosis accommodation needs assessment](#)

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## Pembrokeshire

The housing/accommodation need predictor model ('tool') set out in section has been applied to the adult learning disability population in Pembrokeshire.

### A. Establishing the population baseline

3.41 For 2021 the baseline population of adults with learning disabilities in Pembrokeshire was 613 individuals (source: Pembrokeshire County Council/HDdUHB). The housing/accommodation status of these 613 individuals is shown below in section B (below).

### B. Identifying the current housing/accommodation status and characteristics of the baseline population

Table 19 sets out the types of housing/accommodation where the baseline population in Pembrokeshire is living.

Table 19. Housing/accommodation status of baseline population.

Accommodation/housing provision	Number of people accommodated
For the population of adults 18+ with learning disabilities for each authority, the accommodation/housing provision and types:	613 adults aged 18+ with learning disabilities.
Residential care (total)	108
<i>Residential care (over-65)</i>	18
<i>Residential care (under-65)</i>	90
Nursing care	3
Shared Lives	21
Supported housing/living (total)	235
<i>Household / accommodation and support</i>	111
<i>Community</i>	124
Mainstream housing with care/support package	25
Living with family/informal carers	217
Secure accommodation	4

Source: Pembrokeshire County Council/HDdUHB

3.42 In summary, of the 613 adults aged 18+ with learning disabilities in Pembrokeshire:

- 18% live in residential care services. Of the 108 individuals in residential care, 7 are living in NHS-funded residential care placements.
- 3% live in adult placements.
- 38% live in supported housing/supported living arrangements.
- 4% live in independent housing with a support/care package.

3.43 The implication of this pattern of housing/accommodation provision is that 217 (35%) of adults with learning disabilities live with family or informal carers.

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Table 20 shows the location of residential care placements, excluding nursing care placements.

Table 20. Location of residential care placements, adults with learning disabilities 2021.

No. of residential care placements	In Pembrokeshire	HDdUHB	Other rest of Wales	Total rest of Wales	In England	Total
Under-65	76	6	5	11	3	90
Over-65	16	1	0	1	1	18
Total	92	7	5	12	4	108

Source: Pembrokeshire County Council/HDdUHB

Table 21. Level of care provision and suitability for wheelchair users, supported housing provision (%).

24/7 onsite care	Less than 24/7 onsite care
82% <sup>10</sup>	18%

Source: Pembrokeshire County Council

3.44 In summary the characteristics of the provision of housing/accommodation for adults with learning disabilities in Pembrokeshire are:

- 18% live in residential care services. Of these, 15% are living outside Pembrokeshire.
- 3% are living in Shared Lives adult placements.
- 38% live in supported housing/supported living arrangements.
- 35% of adults with learning disabilities aged 18+ live with family/informal carers.

3.45 The predominant housing options are either supported living typically in the form of a room in a shared house or an adult placement.

3.46 There is a relatively high proportion of supported housing provided by private landlords.

### C. Projecting future adult 18+ learning disability population for Pembrokeshire.

The population of people with learning disabilities, based on those people registered with local authorities in Wales is shown in table 22.

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<sup>10</sup> Not all individuals within a setting will require a 24 hour service

Table 22. Number of people with learning disabilities on local authority registers (Wales).

Year	Total	Annual change in population
2007	13,933	+1.5%
2008	14,137	-0.5%
2009	14,068	+5.0%
2010	14,771	-2.4%
2011	14,423	+1.9%
2012	14,701	+2.2%
2013	15,029	+1.8%
2014	15,297	-1.9%
2015	15,010	-1.9%
2016	14,729	+0.4%
2017	14,787	-2.2%
2018	14,456	-6.6%
<b>Average annual growth rate</b>	-	<b>+0.4% per year</b>

Source: Welsh Government Statistical Release (November 2017)

3.47 The above data is from Learning Disability Register data provided to the Welsh government on an annual basis by the 22 Welsh local authorities. Data for the year 2019 has been excluded because one local authority was unable to supply data to the Welsh government for that year. Analysis of the population from 2007 to 2018 is shown in table 22. This analysis shows that, on average, the population on the Learning Disability Register increased by approximately 0.4% per year to 2018. This is equivalent of an average increase of the population with a learning disability of 4% for a 10-year period across Wales. This has been used as a basis for estimating change in the learning disability population across West Wales to 2040. Discussion with a range of local stakeholders suggests that this growth in overall population has been driven by an increase in the 65+ population, i.e. as people with learning disabilities reach typical life expectancy levels and by children with disabilities reaching 18 years and being eligible for adult services (typically referred to as in young people in 'transition'). This upward population trend is supported by evidence from the 'Strategic Commissioning of Accommodation Services for Adults with Learning Disabilities' by the Auditor General, May 2018<sup>11</sup>, which identifies that local authorities across Wales will need to increase investment by £365 million in accommodation in the next twenty years to address both a growth in the number of people with learning disabilities who will need housing, and the increase in the number with moderate or severe needs.

3.48 Applying this overall population trend amongst people with learning disabilities in Wales to the population in Pembrokeshire is shown in table 23. This is based on the following assumptions:

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<sup>11</sup> <https://audit.wales/publication/strategic-commissioning-accommodation-services-adults-learning-disabilities>

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- The population of people with learning disabilities in Pembrokeshire changes in line with changes in the overall population of people with learning disabilities in Wales.
- Growth in shared lives based on data from Shared Lives Development Plan 2020-23<sup>12</sup>. Growth is based on half of the total number of shared lives units (the required growth is split equally between Shared Lives for people with a mental health need) stated as required by the plan to 2030, and any growth after 2030 is based on the overall growth in the population of adults with a learning disability.
- An ongoing increase of c.4% per 10 years is assumed amongst the population of people with learning disabilities in Pembrokeshire. This includes assumed population growth from:
  - A growing older population of adults with learning disabilities.
  - Young people with disabilities becoming adults.
- Overall, residential care is expected to reduce by c.50% by 2040. Residential care for people over-65 and under-65 has been projected to maintain the same ratio of the total residential care provision to 2040.
- Overall, Supported Living is expected to increase in line with decreases in residential/nursing care and percentage of people living with family/informal carers. Supported Living that is household/accommodation and support, and community Supported Living have been projected to maintain the same ratio of the total supported living provision to 2040.
- Mainstream housing with a care/support package is expected to grow to 2040.

Table 23. Estimated population of adults with learning disabilities aged 18+ to 2040.

<b>2021</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
613	623	635	648	661

*D. The application of agreed assumptions in relation to different housing/accommodation types to estimate housing need of the population of adults with learning disabilities to 2040.*

3.49 This is based on:

- Comparison with Wales average 'benchmarks' of the use of different types of housing/accommodation for people with learning disabilities.
- Assumptions in relation to population growth factors in the need for housing.

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<sup>12</sup> Shared Lives Development Plan 2020-23 - Mission: Shared Lives is the accommodation option of choice.

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- Analysis of the current provision of housing and accommodation to identify potential gaps in provision and suggested over/under supply of particular housing/accommodation options.
- Qualitative discussion with local authority commissioners and other staff to identify future commissioning intent.

3.50 The use of different types of housing/accommodation by people with learning disabilities is derived from local authority returns to Welsh Government. Analysis of this data<sup>13</sup> provides comparator benchmarks for Pembrokeshire, Ceredigion and Pembrokeshire compared to all Wales typical use of residential care by people with learning disabilities. This is shown in table 24; it shows the percentage of adults with learning disabilities accommodated in residential care in Carmarthenshire, Ceredigion and Pembrokeshire compared with the typical percentage of adults with learning disabilities accommodated in residential care for all of Wales.

Table 24. Adults with learning disabilities accommodated in residential care (excluding nursing care) (% of total) compared to Wales.

	<b>Carmarthenshire</b>	<b>Ceredigion</b>	<b>Pembrokeshire</b>	<b>Wales</b>
Use of residential care (as % of total population of adults with learning disabilities)	15%	17%	17.6%	9.62%

Source: Welsh Government

3.51 For the purpose of estimating future housing need it is reasonable to assume that the use of residential care for adults with learning disabilities in Pembrokeshire, Ceredigion and Pembrokeshire should come down to at least the all Wales average by 2030, i.e. by that time no more than 9.62% of the population of adults with learning disabilities will live in residential care in West Wales.

3.52 Currently 35% of adults with learning disabilities live with family and informal carers. As some of those carers age and/or are no longer able to undertake this caring role for other reasons, then it can be assumed that a proportion of this 35% will require alternative housing. From this type of housing need assessment for adults with learning disabilities undertaken for other local authorities it is reasonable to assume that at least 40% of this cohort of the adult population will need alternative housing/accommodation by 2040.

3.53 If this additional housing need were taken up equally through supported housing/living and adult placements, this would require:

- Growth in adult placement provision to provide 7% of accommodation overall.

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<sup>13</sup> <https://statswales.gov.wales/Catalogue/Health-and-Social-Care/Social-Services/Disability-Registers/personswithlearningdisabilities-by-localauthority-service-agerange>

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- Supported housing/living providing 58% of accommodation overall (including the reduction in the use of residential care).

3.54 Discussions with Pembrokeshire commissioners have indicated that future commissioning intent is that care should be commissioned in line with individual requirements. When considering new or replacement care facilities within Pembrokeshire, shared lives or supported living services are the preferred model of delivery.

3.55 For Pembrokeshire these policy intentions suggest:

- A reduction in the use of residential care from c.18% to c.9% of the total adult population.
- A commensurate increase in the use of supported housing/living from c.38% to c.58% of the total adult population.
- An increase in the mix of supported housing options and locations.

3.56 Analysis of the existing provision of housing and accommodation for adults with learning disabilities in Pembrokeshire indicates that:

- There has been an historical overuse of residential care compared to the all-Wales average.
- Supported housing/living has been concentrated on a shared housing model

In summary the assumptions, based on the analysis above, that will be used as part of the estimating future housing need, are shown in table 25.



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Table 25. Estimating future housing need: housing/accommodation type assumptions.

<b>Accommodation/housing type</b>	<b>Prevalence of provision (as % of total pop.) 2021</b>	<b>Assumed anticipated need (as % of total pop.) 2040</b>
Residential care	18%	9%
<i>Residential care (over-65)</i>	3%	2%
<i>Residential care (under-65)</i>	15%	7%
Nursing care	0%	1%
Shared Lives (adult placement)	3%	7%
Supported housing/supported living	38%	58%
<i>Household / accommodation and support</i>	18%	27%
<i>Community</i>	20%	31%
Other forms of independent housing with a care package	4%	7%
Living with family/informal carers	35%	19%
Secure accommodation	1%	1%

NB. Percentages may not sum due to rounding

#### *E. Identifying estimated future housing/accommodation need for people with learning disabilities*

3.57 This identifies changes in net housing requirements to meet estimated housing need and changes in the types of housing/accommodation required for the WWCP area and for each local authority area. This is based on applying the assumptions developed for stage D to the current housing/accommodation provision at Stage B. This is then adjusted for identified population change over time from Stage C. The estimated need for housing/accommodation in table 26 is summarised below.

3.58 An overall increase in the need for an additional c.104 housing/accommodation units by **2030**. It is estimated that this represents:

- A reduction in residential care places from 108 to 85.
- An increase in Shared Lives placements from 21 to 44.
- An increase in supported housing/supported living arrangements from 235 units to 306 units.
- An increase in mainstream housing from 25 to 35 units.

3.59 An overall increase in the need for an additional c.192 housing/accommodation units by **2040**. It is estimated that this represents:

- A reduction in residential care places from 108 to 60.
- An increase in Shared Lives placements from 21 to 46.
- An increase in supported housing/supported living arrangements from 235 units to 380 units.
- An increase in mainstream housing with care/support package from 25 units to 46 units.

Table 26. Pembrokeshire. Housing and accommodation need for adults with learning disabilities to 2040.

Housing & accommodation types	Adult pop. 2021	Existing supply of housing & accom. types (%)	Adult pop. 2025	Estimated need for housing & accom. types (%)	Adult pop. 2030	Estimated need for housing & accom. types (%)	Adult pop. 2035	Estimated need for housing & accom. types (%)	Adult pop. 2040	Estimated need for housing & accom. types (%)
<b>Population</b>	613		623		635		648		661	
Residential care (total)	108	18	96	15	85	13	72	11	60	9
<i>Residential care (over-65)</i>	18	3	16	3	14	2	12	2	10	2
<i>Residential care (under-65)</i>	90	15	80	12	71	11	60	9	50	7
Nursing care	3	0	3	0	3	0	3	0	3	1
Shared Lives	21	3	27	4	44	7	45	7	46	7
Supported housing/living (total)	235	38	269	43	306	48	344	53	380	58
<i>Household / accommodation and support</i>	111	18	127	20	144	23	162	25	180	27
<i>Community</i>	124	20	142	23	162	25	182	28	200	31
Mainstream housing with care/support package	25	4	30	5	35	6	42	7	46	7
Living with family/informal carers	217	35	194	31	158	25	138	21	122	19
Secure accommodation	4	1	4	1	4	1	3	1	3	1
<b>Totals</b>	613	100	623	100	635	100	648	100	661	100

Source: Pembrokeshire County Council/HDdUHB

Table 27. Net additional units of housing & accommodation required for people with a learning disability in Pembrokeshire to 2040, compared to 2021.

	<b>Net additional housing &amp; accommodation units required 2025</b>	<b>Net additional housing &amp; accommodation units required 2030</b>	<b>Net additional housing &amp; accommodation units required 2035</b>	<b>Net additional housing &amp; accommodation units required 2040</b>
<b>Pembrokeshire</b>	45	104	150	192

3.60 In summary, c.190 units of housing and accommodation will be needed by 2040 for people with a learning disability in Pembrokeshire.

Links to Pembrokeshire's:

- [Mental Health accommodation needs assessment](#)
- [Complex needs / dual diagnosis accommodation needs assessment](#)

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## West Wales Care Partnership

3.61 The population of adults with learning disability is aggregated across Carmarthenshire, Ceredigion, and Pembrokeshire as a baseline for estimates of projected need for housing/accommodation to 2040 in the WWCP area.

Table 28. Housing/accommodation status of baseline population for the WWCP (2020/21).

Accommodation/housing provision	Number of people accommodated
For the population of adults 18+ with learning disabilities for each authority, the accommodation/housing provision and types:	1,748 adults (aged 18+ with learning disabilities).
Residential care (including residential colleges)	269
Nursing care	5
Secure accommodation	7
Shared Lives (adult placement)	67
Supported housing/supported living	543
Other forms of independent housing with a care package	98

Source: Carmarthenshire, Ceredigion and Pembrokeshire County Councils/HDdUHB

3.62 In summary, of the 1,748 adults aged 18+ with learning disabilities in West Wales:

- 15% live in residential care services.
- 4% live in adult placements.
- 31% live in supported housing/supported living arrangements.
- 6% live in independent housing with a support/care package.

3.63 The implication of this pattern of housing/accommodation provision is that 759 (43%) adults with learning disabilities live with family or informal carers.

3.64 The same population growth rate of 4% per 10 years is applied to the 2021 baseline population of adults with a learning disability in West Wales, based on the change in the adult population with a learning disability across Wales, as stated in paragraph 3.06.

3.65 As such, the application of this overall population trend amongst people with learning disabilities in Wales to the population in West Wales is shown in table 29. This is based on the following assumptions:

- The population of people with learning disabilities in the WWCP area changes in line with changes in the overall population of people with learning disabilities in Wales.

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- Growth in shared lives based on data from Shared Lives Development Plan 2020-23<sup>14</sup>.
- An ongoing increase of 4% per 10 years is assumed amongst the population of people with learning disabilities in the WWCP area. This includes assumed population growth from:
  - A growing older population of adults with learning disabilities.
  - Young people with disabilities becoming adults.

Table 29. WWCP: Estimated population of adults with learning disabilities aged 18+ to 2040.

2021	2025	2030	2035	2040
1,748	1,776	1,812	1,848	1,886

3.66 The estimated aggregated need for housing/accommodation amongst people with learning disabilities/autism for the West Wales area is summarised below in table 30.

3.67 An overall increase in the need for an additional 280 housing/accommodation units by **2030**. It is estimated that this represents:

- A reduction in residential care places from 269 to 196.
- An increase in Shared Lives placements from 67 to 125.
- An increase in supported housing/supported living arrangements from 543 units to 745 units.
- An increase in the provision in mainstream housing with care/support package, from 98 units to 119 units.

3.68 An overall increase in the need for an additional 556 housing/accommodation units by **2040**. It is estimated that this represents:

- A reduction in residential care places from 269 to 117.
- An increase in Shared Lives placements from 67 to 130.
- An increase in supported housing/supported living arrangements from 543 units to 986 units.
- An increase in the provision in mainstream housing with care/support package, from 98 units to 158 units.

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<sup>14</sup> Shared Lives Development Plan 2020-23 - Mission: Shared Lives is the accommodation option of choice.

Table 30. West Wales Care Partnership. Housing and accommodation need for adults with learning disabilities to 2040.

	<b>Adult pop. 2021</b>	<b>Existing supply of housing &amp; accom. types (%)</b>	<b>Adult pop. 2025</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2030</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2035</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2040</b>	<b>Estimated need for housing &amp; accom. types (%)</b>
<b>Population</b>	<b>1,748</b>		<b>1,776</b>		<b>1,812</b>		<b>1,849</b>		<b>1,886</b>	
<b>Housing &amp; accommodation types</b>										
Residential care	269	15	233	13	196	11	157	8	117	6
Nursing care	5	0	5	0	5	0	5	0	5	0
Shared Lives *	67	4	82	5	125	7	128	7	130	7
Supported housing/living	543	31	654	37	745	41	860	46	986	52
Mainstream housing with care/support package	98	6	104	6	119	7	139	8	158	8
Living with family/informal carers	759	43	693	39	617	34	556	30	485	26
Secure accommodation	7	0	6	0	6	0	5	0	4	0
<b>Totals</b>	<b>1,748</b>	<b>100</b>	<b>1,776</b>	<b>100</b>	<b>1,812</b>	<b>100</b>	<b>1,849</b>	<b>100</b>	<b>1,886</b>	<b>100</b>

Source: Carmarthenshire, Ceredigion and Pembrokeshire Councils/HDdUHB

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

Table 31. Net additional units of housing & accommodation required for people with a learning disability in the West Wales Care Partnership region to 2040, compared to 2021.

	<b>Net additional housing &amp; accommodation units required 2025</b>	<b>Net additional housing &amp; accommodation units required 2030</b>	<b>Net additional housing &amp; accommodation units required 2035</b>	<b>Net additional housing &amp; accommodation units required 2040</b>
<b>West Wales Care Partnership</b>	132	280	418	566

3.69 In summary, c.570 units of housing and accommodation will be needed by 2040 for people with a learning disability in the West Wales Care Partnership region.

Link:

[West Wales Care Partnership Mental Health accommodation needs assessment](#)

## 4. Housing need assessment: people with mental health support needs

The housing/accommodation need predictor model ('tool') set out in section 2 has been applied to the population of adults with mental health support needs in Carmarthenshire, Ceredigion and Pembrokeshire separately, and these estimates of accommodation needs are aggregated to form estimates for the West Wales Care Partnership as a whole.

### Carmarthenshire

#### Evidence base

4.01 We have identified the size of the relevant cohorts and their accommodation status using data provided by Carmarthenshire County Council and HDdUHB regarding residential care, supported housing and other accommodation placements for individuals with mental health needs. The housing need assessment model has the 'components' set out below.

#### Method

##### *Component 1: Population baseline*

4.02 The baseline population uses the current adult population who have a mental health support need and are eligible for local authority funded support. This is identified as 226 people, based on data from 2021 provided by Carmarthenshire County Council about mental health housing and accommodation provision.

##### *Component 2: Current housing/accommodation status*

- 4.03 The assessment model identifies the housing/accommodation status of the known current working age adult population, via data provided from Carmarthenshire County Council. This includes:
- Population of adults 18-69 with a mental health support need disaggregated by a range of accommodation categories including:
    - No./% living with family or other informal carers.
    - No./% living in registered care.
    - No./% living in supported housing.
    - No./% living in other forms of independent housing with a support package
- 4.04 The proportions of people with a mental health support need living in each of these types of accommodation/housing are shown in table 32.



Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

Table 32. Accommodation of adults 18-69 in Carmarthenshire with a mental health support need.

Housing & accommodation type	Number of people	Percentage by housing & accommodation type
Mainstream housing *	20	9%
Mainstream housing (with a care package)	32	14%
Living with family/friends	17	8%
Shared lives	6	3%
Supported housing	26	12%
Residential care	95	42%
Nursing care	10	4%
In hospital/NHS setting	18	8%
In criminal justice setting *	2	1%
<b>TOTAL</b>	<b>226</b>	<b>100%</b>

Source: Carmarthenshire County Council/HDdUHB

\* Categories marked with an asterisk are contain figures that are estimations based on data from Carmarthenshire County Council and local intelligence.

4.05 There are, additionally, 23 people with a mental health need under the Council's responsibility living in residential care in other areas of Wales, outside of Carmarthenshire.

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

4.06 The projections to 2040 for the adult population with mental health needs is based on relevant regional intelligence - a population growth rate of 3% per year has been applied to the 2021 population for adults with a mental health need.

*Component 4: Assumptions about the use of different housing/accommodation types (i.e. the relative percentage of each housing/accommodation type) to be applied the estimated population to 2040 to identify projected housing needs.*

4.07 This is based on:

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

4.08 Based on this evidence and evidence of the current pattern of accommodation/housing provision for people a mental health support needs, the following future likely trends have been identified and used as assumptions for estimating future housing need to 2040:

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

- Evidence from Daffodil indicates the population of adults defined as having 'personality disorders'<sup>15</sup> is projected to either remain constant or decline over the period to 2040. However, the total population growth for adults with mental health needs based on regional intelligence, e.g. level of presentations/referrals for mental health services, suggests a population growth of 3% per annum.
- The % of adults in residential care is expected to decrease by c.75%.
- The growth in population and any reduction in need for residential and nursing care is reflected in the growth in need for supported housing and 'mainstream housing'.
- Growth in shared lives based on data from Shared Lives Development Plan 2020-23<sup>16</sup>. Growth is based on half of the total number of shared lives units (the required growth is split equally between Shared Lives accommodation for people with learning disabilities and people with mental health needs) stated as required by the plan to 2030, and any growth after 2030 is based on the overall growth in the population of adults with mental health needs.
- The number of adults living in hospital/NHS settings to decrease by c.50% of the current hospital population.
- The percentage of adults living in criminal justice settings is assumed to decline slightly.

*Component 5: Identifying estimated future housing and accommodation need for people with a mental health support need*

- 4.09 This identifies changes in net housing requirements to meet projected housing need and changes in the types of housing/accommodation required. This is based on applying the assumptions from component 4 to the current housing/accommodation provision in relation to components 1 and 2. This is then adjusted for identified population change over time from component 3, net of current housing/accommodation.
- 4.10 Based on this approach, the growth in the number of people with a mental health support need and the anticipated need of these people by accommodation types is shown in table 33 and the estimated net additional need (or shortfall) of supported

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<sup>15</sup> The data available on Daffodil is collected from the Adult Psychiatric Morbidity Survey (APMS) on the adult population with a personality disorder. Personality disorders are defined as longstanding, ingrained, distortions of personality that interfere with the ability to make and sustain relationships. The available data on Antisocial Personality Disorder, Bipolar Personality Disorder, Borderline Personality Disorder, 'Common Mental Disorders' and Psychotic disorders have been aggregated to generate a baseline population for adults with a personality disorder and have been used to estimate the growth rates for that population.

<sup>16</sup> Shared Lives Development Plan 2020-23 - Mission: Shared Lives is the accommodation option of choice.

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

accommodation/housing for people with a mental health support need in Carmarthenshire to 2040 is shown in table 34.

4.11 Table 33 below shows estimated need for housing/accommodation for people with a mental health support need for Carmarthenshire to 2040. In summary the assumptions applied based on the approach set out above are:

- Population change: an assumed increase of 3% per annum;
- Any growth in the population of people with a mental health support need is assumed to be reflected in growth in need for mainstream housing and supported housing;
- The percentage of people living in hospital/NHS settings to decrease by c.50%, as they move into supported housing;
- Decrease in the percentage of people in residential care by c.75%.

Table 33. Estimated need for supported housing/accommodation for people with a mental health support need in Carmarthenshire to 2040.

	<b>Adult pop. 2021</b>	<b>Existing supply of housing &amp; accom. types (%)</b>	<b>Adult pop. 2025</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2030</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2035</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2040</b>	<b>Estimated need for housing &amp; accom. types (%)</b>
<b>Population</b>	226		254		295		342		396	
<b>Housing &amp; accommodation types</b>										
Mainstream housing	20	9	24	9	29	10	36	10	44	11
Mainstream housing (with a care package)	32	14	37	15	44	15	53	16	63	16
Living with family/friends	17	8	19	8	23	8	27	8	32	8
Shared lives	6	3	9	3	17	6	20	6	23	6
Supported housing	26	12	49	19	75	26	117	34	169	43
Residential care	95	42	87	34	77	26	62	18	40	10
Nursing care	10	4	10	4	9	3	9	3	8	2
In hospital/NHS setting	18	8	18	7	18	6	17	5	16	4
In criminal justice setting	2	1	2	1	2	1	2	1	2	1
<b>Totals</b>	226	100	254	100	295	100	342	100	396	100

Source: Carmarthenshire County Council/HDdUHB

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

Table 34. Net additional units of housing and accommodation required for people with a mental health support need in Carmarthenshire to 2040, compared to 2021.

	<b>Net additional housing and accommodation units required 2025</b>	<b>Net additional housing and accommodation units required 2030</b>	<b>Net additional housing and accommodation units required 2035</b>	<b>Net additional housing and accommodation units required 2040</b>
<b>Carmarthenshire</b>	35	82	142	215

4.12 In summary, c.215 additional housing and accommodation units are estimated to be required by 2040 for people with a mental health support need in Carmarthenshire.

Links to Carmarthenshire's:

- [Learning disability accommodation needs assessment](#)
- Complex needs / dual diagnosis accommodation needs assessment

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

## Ceredigion

### Evidence base

4.13 We have identified the size of the relevant cohorts and their accommodation status using data provided by Ceredigion County Council and HDdUHB regarding residential care, supported housing and other accommodation placements for individuals with mental health needs. The housing need assessment model has the 'components' set out below.

### Method

#### *Component 1: Population baseline*

4.14 The baseline population uses the current adult population who have a mental health support need and are eligible for local authority funded support. This is identified as 128 people, based on data from 2021 provided by Ceredigion County Council and HDdUHB about mental health housing and accommodation provision.

#### *Component 2: Current housing/accommodation status*

4.15 The assessment model identifies the housing/accommodation status of the known working age adult population, via Ceredigion County Council. This includes:

- Population of adults 18-69 with a mental health support need disaggregated by a range of current accommodation categories including:
  - No./% living with family or other informal carers.
  - No./% living in registered care.
  - No./% living in supported housing.
  - No./% living in other forms of independent housing with a support package

The proportions of people with a mental health support need living in each of these types of accommodation/housing are shown in table 31.

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

Table 35. Accommodation of adults 18-69 in Ceredigion with a mental health support need 2021.

Housing & accommodation type	Number of people	Housing & accommodation type (%)
Mainstream housing *	47	37%
Mainstream housing (with a care package) *	9	7%
Living with family/friends	15	12%
Shared lives *	1	1%
Supported housing	10	8%
Residential care	37	29%
Nursing care	2	2%
In hospital/NHS setting	6	5%
In criminal justice setting *	1	1%
<b>TOTAL</b>	<b>128</b>	<b>100%</b>

Source: Ceredigion County Council/HDdUHB

\*Categories marked with an asterisk contain with figures that are estimations based on the proportions of adults living in accommodation for those categories from data from Pembrokeshire County Council.

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

4.16 The projections to 2040 for the adult population with mental health needs is based on relevant regional intelligence - a population growth rate of 3% per year has been applied to the 2021 population for adults with a mental health need.

*Component 4: Assumptions about the use of different housing/accommodation types (i.e. the relative percentage of each housing/accommodation type) to be applied the estimated population to 2040 to identify projected housing needs.*

4.17 This is based on:

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

4.18 Based on this evidence and evidence of the current pattern of accommodation/housing provision for people with mental health support needs, the following future likely trends have been identified and used as assumptions for estimating future housing need to 2040/41:

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

- Evidence from Daffodil indicates the population of adults defined as having 'personality disorders'<sup>17</sup> is projected to either remain constant or decline over the period to 2040. However, the total population growth for adults with mental health needs based on regional intelligence, e.g. level of presentations/referrals for mental health services, suggests a population growth of 3% per annum.
- The % of adults in residential care is expected to decrease by c.50%.
- The growth in population and any reduction in need for residential and nursing care is reflected in the growth in need for supported housing and 'mainstream housing' / 'mainstream housing with a care package'.
- Growth in shared lives based on data from Shared Lives Development Plan 2020-23<sup>18</sup>. Growth is based on half of the total number of shared lives units (the required growth is split equally between Shared Lives accommodation for people with learning disabilities and people with mental health needs) stated as required by the plan to 2030, and any growth after 2030 is based on the overall growth in the population of adults with mental health needs.
- The number of adults living in hospital/NHS settings to decrease by c.50% of the current hospital population.
- The percentage of adults living in criminal justice settings is assumed to decline slightly.

*Component 5: Identifying estimated future housing and accommodation need for people with a mental health support need*

- 4.19 This identifies changes in net housing requirements to meet projected housing need and changes in the types of housing/accommodation required. This is based on applying the assumptions from component 4 to the current housing/accommodation provision in relation to components 1 and 2. This is then adjusted for identified population change over time from component 3, net of current housing/accommodation.
- 4.20 Based on this approach, the growth in the number of people with a mental health support need and a suggested split of these people across accommodation types is shown in table 36 and the estimated net additional need (or shortfall) of supported

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<sup>17</sup> The data available on Daffodil is collected from the Adult Psychiatric Morbidity Survey (APMS) on the adult population with a personality disorder. Personality disorders are defined as longstanding, ingrained, distortions of personality that interfere with the ability to make and sustain relationships. The available data on Antisocial Personality Disorder, Bipolar Personality Disorder, Borderline Personality Disorder, 'Common Mental Disorders' and Psychotic disorders have been aggregated to generate a baseline population for adults with a personality disorder and have been used to estimate the growth rates for that population.

<sup>18</sup> Shared Lives Development Plan 2020-23 - Mission: Shared Lives is the accommodation option of choice.



Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

accommodation/housing for people with a mental health support need in Ceredigion to 2040/41 is shown in table 37.

4.21 Table 32 below shows estimated need for housing/accommodation for people with a mental health support need for Ceredigion to 2040. In summary the assumptions applied based on the approach set out above are:

- Population change: an assumed increase of 3% per annum;
- Any growth in the population of people with a mental health support need is assumed to be reflected in growth in need for in mainstream housing and supported housing;
- The percentage of people living in hospital/NHS settings to decrease by c.50%, as they move into supported housing;
- Decrease in the percentage of people in residential care by c.50%.

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

Table 36. Estimated need for supported housing/accommodation for people with a mental health support need in Ceredigion to 2040.

	Adult pop. 2021	Existing supply of housing & accom. types (%)	Adult pop. 2025	Estimated need for housing & accom. types (%)	Adult pop. 2030	Estimated need for housing & accom. types (%)	Adult pop. 2035	Estimated need for housing & accom. types (%)	Adult pop. 2040	Estimated need for housing & accom. types (%)
<b>Population</b>	128		144		167		194		224	
<b>Housing &amp; accommodation types</b>										
Mainstream housing	47	37	54	38	63	38	75	39	89	40
Mainstream housing (with a care package)	9	7	12	8	14	9	18	9	21	10
Living with family/friends	15	12	17	12	20	12	23	12	26	12
Shared lives	1	1	3	2	10	6	12	6	13	6
Supported housing	10	8	14	9	18	11	29	15	38	17
Residential care	37	29	36	25	33	20	30	15	30	14
Nursing care	2	2	2	1	2	1	2	1	2	1
In hospital/NHS setting	6	5	6	4	6	4	5	3	4	2
In criminal justice setting	1	1	1	0	0	0	0	0	0	0
<b>Totals</b>	128	100	144	100	167	100	194	100	224	100

Source: Ceredigion County Council/HDdUHB

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

4.22 N.B. Figures in the above table, for certain categories of accommodation, are estimations based on available data from Carmarthenshire County Council – of which the same proportions of adults that are living in these categories of accommodation have been applied to Ceredigion’s adult population with mental health needs:

- Mainstream housing/mainstream housing (with a care package)
- In hospital / NHS setting
- In criminal justice setting

Table 37. Net additional units of supported housing required for people with mental health support needs in Ceredigion to 2040.

	<b>Net additional housing and accommodation units required 2025</b>	<b>Net additional housing and accommodation units required 2030</b>	<b>Net additional housing and accommodation units required 2035</b>	<b>Net additional housing and accommodation units required 2040</b>
<b>Ceredigion</b>	15	40	67	95

4.23 In summary, c.95 additional housing and accommodation units are estimated to be required by 2040 for people with a mental health support need in Ceredigion.

Links to Ceredigion’s:

- [Learning disability section](#) accommodation needs assessment
- [Complex needs / dual diagnosis accommodation needs assessment](#)

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

## Pembrokeshire

4.24 We have identified the size of the relevant cohorts and their accommodation status using data provided by Pembrokeshire County Council and HDdUHB regarding residential care, supported housing and other accommodation placements for individuals with mental health needs. The housing need assessment model has the 'components' set out below.

### Method

#### *Component 1: Population baseline*

4.25 The baseline population uses the current adult population who have a mental health support need and are eligible for local authority funded support. This is identified as 253 people, based on data from 2021 provided by Pembrokeshire County Council and HDdUHB about local mental health housing and accommodation provision.

#### *Component 2: Current housing/accommodation status*

4.26 The assessment model identifies the housing/accommodation status of the known current working age adult population, via Pembrokeshire County Council. This includes:

- Population of adults 18-69 with a mental health support need disaggregated by a range of current accommodation categories including:
  - No./% living with family or other informal carers.
  - No./% living in registered care.
  - No./% living in supported housing.
  - No./% living in other forms of independent housing with a support package

The proportions of people with a mental health support need living in each of these types of accommodation/housing are shown in table 38.

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

Table 38. Accommodation of adults 18-69 in Pembrokeshire with a mental health support need.

Housing & accommodation type	Number of people	Housing & accommodation type (%)
Mainstream housing	59	23%
Mainstream housing (with a care package)	49	19%
Living with family/friends	18	7%
Shared lives	1	0%
Supported housing	31	12%
Residential care	70	28%
Nursing care	12	5%
In hospital/NHS setting	12	5%
In criminal justice setting	1	0%
<b>TOTAL</b>	<b>253</b>	<b>100%</b>

Source: Pembrokeshire County Council/HDdUHB

%s may not sum due to rounding

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

4.27 The projections to 2040 for the adult population with mental health needs is based on relevant regional intelligence - a population growth rate of 3% per year has been applied to the 2021 population for adults with a mental health need.

*Component 4: Assumptions about the use of different housing/accommodation types (i.e. the relative percentage of each housing/accommodation type) to be applied the estimated population to 2040 to identify projected housing needs.*

4.28 This is based on:

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

4.29 Based on this evidence and evidence of the current pattern of accommodation/housing provision for people a mental health support need, the following future likely trends have been identified and used as assumptions for estimating future housing need to 2040:

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

- Evidence from Daffodil indicates the population of adults defined as having 'personality disorders'<sup>19</sup> is projected to either remain constant or decline over the period to 2040. However, the total population growth for adults with mental health needs based on regional intelligence, e.g. level of presentations/referrals for mental health services, suggests a population growth of 3% per annum.
- The % of adults in registered care is expected to decrease by c.50%.
- The growth in population and any reduction in need for residential and nursing care is reflected in the growth in need for supported housing and 'mainstream housing'.
- Growth in shared lives based on data from Shared Lives Development Plan 2020-23<sup>20</sup>. Growth is based on half of the total number of shared lives units (the required growth is split equally between Shared Lives for people with a learning disability and people with mental health needs) stated as required by the plan to 2030, and any growth after 2030 is based on the overall growth in the population of adults with mental health needs.
- The number of adults living in hospital/NHS settings to decrease by c.50% of the current hospital population.
- The percentage of adults living in criminal justice settings is assumed to decline.

*Component 5: Identifying estimated future housing and accommodation need for people with a mental health support need*

- 4.30 This identifies changes in net housing requirements to meet projected housing need and changes in the types of housing/accommodation required. This is based on applying the assumptions from component 4 to the current housing/accommodation provision in relation to components 1 and 2. This is then adjusted for identified population change over time from component 3, net of current housing/accommodation.
- 4.31 Based on this approach, the growth in the number of people with a mental health support need and a suggested split of these people across accommodation types is shown in table 39 and the estimated net additional need (or shortfall) of supported

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<sup>19</sup> The data available on Daffodil is collected from the Adult Psychiatric Morbidity Survey (APMS) on the adult population with a personality disorder. Personality disorders are defined as longstanding, ingrained, distortions of personality that interfere with the ability to make and sustain relationships. The available data on Antisocial Personality Disorder, Bipolar Personality Disorder, Borderline Personality Disorder, 'Common Mental Disorders' and Psychotic disorders have been aggregated to generate a baseline population for adults with a personality disorder and have been used to estimate the growth rates for that population.

<sup>20</sup> Shared Lives Development Plan 2020-23 - Mission: Shared Lives is the accommodation option of choice.

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

accommodation/housing for people with a mental health support need in Pembrokeshire to 2040 is shown in table 40.

4.32 Table 39 below shows estimated need for housing/accommodation for people with a mental health support need for Pembrokeshire to 2040. In summary the assumptions applied based on the approach set out above are:

- Population change: an assumed increase by 3% per annum;
- Any growth in the population of people with a mental health support need is assumed to be reflected in growth in need for mainstream housing and supported housing;
- The percentage of people living in hospital/NHS settings to decrease by c.50%, as they move into supported housing;
- Decrease in the percentage of people in registered care to c.50%.

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

Table 39. Estimated need for supported housing/accommodation for people with a mental health support need in Pembrokeshire to 2040.

	<b>Adult pop. 2021</b>	<b>Existing supply of housing &amp; accom. types (%)</b>	<b>Adult pop. 2025</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2030</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2035</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2040</b>	<b>Estimated need for housing &amp; accom. types (%)</b>
<b>Population</b>	253		285		330		383		444	
<b>Housing &amp; accommodation types</b>										
Mainstream housing	59	23	65	23	78	24	92	24	109	25
Mainstream housing (with a care package)	49	19	55	19	61	19	73	19	84	19
Living with family/friends	18	7	20	7	21	7	24	6	29	7
Shared lives	1	0	8	3	20	6	23	6	27	6
Supported housing	31	12	44	15	58	18	82	21	111	25
Residential care	70	28	69	24	69	21	67	17	62	14
Nursing care	12	5	12	4	12	4	12	3	13	3
In hospital/NHS setting	12	5	12	4	11	3	10	3	9	2
In criminal justice setting	1	0	1	0	1	0	0	0	0	0
<b>Totals</b>	253	100	285	100	330	100	383	100	444	100

Source: Pembrokeshire County Council/HDdUHB



Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

Table 40. Net additional units of supported housing required for people with a mental health support need in Pembrokeshire to 2040.

	<b>Net additional supported housing units required 2025</b>	<b>Net additional supported housing units required 2030</b>	<b>Net additional supported housing units required 2035</b>	<b>Net additional supported housing units required 2040</b>
<b>Pembrokeshire</b>	32	74	127	191

4.33 In summary, c.190 additional housing and accommodation units are estimated to be required by 2040 for people with a mental health support need in Pembrokeshire.

Links to Pembrokeshire's:

- [Learning disability accommodation needs assessment](#)
- [Complex needs / dual diagnosis accommodation needs assessment](#)

Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales.

## West Wales Care Partnership

### Evidence base

- 4.34 The population of adults with mental health needs is aggregated across Carmarthenshire, Ceredigion, and Pembrokeshire as a baseline for estimates of projected need for housing/accommodation to 2040 in the WWCP area.
- 4.35 The size of the relevant cohorts and their accommodation status has been identified using data provided by Carmarthenshire, Ceredigion and Pembrokeshire County Councils and HDdUHB about residential care, supported housing and other accommodation settings.
- 4.36 In 2020, average number of people that had waited up to and including 28 days from referral for a Local Primary Mental Health Support Service (LPMHSS) for the HDdUHB was 131 people in a given month. An average of 11 people were waiting 28 – 56 days in a given month and an average of 6 people were waiting over 56 days in a given month.

Table 41. Accommodation of adults 18-69 in the WWCP area with mental health support needs.

Housing & accommodation type	Number of people	% by housing & accommodation type
Mainstream housing	126	21%
Mainstream housing (with a care package)	90	15%
Living with family/friends	50	8%
Shared lives	8	1%
Supported housing	67	11%
Residential care	202	33%
Nursing care	24	4%
In hospital/NHS setting	36	6%
In criminal justice setting	4	1%
<b>TOTAL</b>	<b>607</b>	<b>100%</b>

- 4.37 Using the current pattern of accommodation/housing provision for people with a mental health support need as a baseline, the following likely future trends and assumptions have been used as a basis for estimating future housing need to 2040:
- Evidence from Daffodil indicates the population of adults defined as having 'personality disorders'<sup>21</sup> is projected to either remain constant or decline over the

<sup>21</sup>The data available on Daffodil is collected from the Adult Psychiatric Morbidity Survey (APMS) on the adult population with a personality disorder. Personality disorders are defined as longstanding, ingrained, distortions of personality that interfere with the ability to make and sustain relationships. The available data on Antisocial Personality Disorder, Bipolar Personality Disorder, Borderline Personality Disorder, 'Common Mental Disorders' and Psychotic disorders have been aggregated to

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period to 2040. However, the total population growth for adults with mental health needs based on regional intelligence, e.g. level of presentations/referrals for mental health services, suggests a population growth of 3% per annum.

- The % of adults in residential care is expected to decrease by at least c.50% (based on local intelligence an estimated decrease in the use of residential care in Carmarthenshire of 75%, and in Ceredigion and Pembrokeshire by at least 50%).
- The growth in population and any reduction in need for residential and nursing care is reflected in the growth in need for supported housing and mainstream housing.
- Growth in shared lives based on data from Shared Lives Development Plan 2020-23<sup>22</sup>. Growth is based on half of the total number of shared lives units (the required growth is split equally between Shared Lives accommodation for people with a learning disability) stated as required by the plan to 2030, and any growth after 2030 is based on the overall growth in the population of adults with a learning disability.
- The number of adults living in hospital/NHS settings to decrease by c.50% of the current hospital population.
- The percentage of adults living in criminal justice settings is assumed to decrease slightly.

4.38 Table 42 below shows estimated need for housing/accommodation for people with mental health support needs for the WWCP area to 2040 based on the approach set out above. Table 43 shows the net additional units of supported housing required for the WWCP area to 2040.

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generate a baseline population for adults with a personality disorder and have been used to estimate the growth rates for that population.

<sup>22</sup> Shared Lives Development Plan 2020-23 - Mission: Shared Lives is the accommodation option of choice.

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Table 42. Estimated need for supported housing/accommodation for people with a mental health support need in West Wales to 2040.

	<b>Adult pop. 2021</b>	<b>Existing supply of housing &amp; accom. types (%)</b>	<b>Adult pop. 2025</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2030</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2035</b>	<b>Estimated need for housing &amp; accom. types (%)</b>	<b>Adult pop. 2040</b>	<b>Estimated need for housing &amp; accom. types (%)</b>
<b>Population</b>	607		683		792		918		1,064	
<b>Housing &amp; accommodation types</b>										
Mainstream housing *	126	21	143	21	170	22	203	22	241	23
Mainstream housing (with a care package)	90	15	104	15	120	15	144	16	169	16
Living with family/friends	50	8	57	8	64	8	74	8	86	8
Shared lives	8	1	19	3	47	6	54	6	63	6
Supported housing	67	11	106	16	151	19	228	25	318	30
Residential care	202	33	192	28	178	22	158	17	132	12
Nursing care	24	4	24	4	23	3	23	2	23	2
In hospital/NHS setting	36	6	35	5	35	4	33	4	29	3
In criminal justice setting	4	1	3	0	3	0	3	0	2	0
<b>Totals</b>	607	100	683	100	792	100	918	100	1,064	100

Source: Carmarthenshire, Ceredigion and Pembrokeshire County Councils/HDdUHB

Table 43. Net additional units of supported housing required for people with a mental health support need in West Wales to 2040.

	<b>Net additional supported housing units required 2025</b>	<b>Net additional supported housing units required 2030</b>	<b>Net additional supported housing units required 2035</b>	<b>Net additional supported housing units required 2040</b>
<b>West Wales Care Partnership</b>	81	198	338	501

4.39 In summary, c.500 additional housing and accommodation units are estimated to be required by 2040 for people with a mental health support need in the West Wales Care Partnership.

Link to [West Wales Care Partnership learning disability accommodation needs assessment](#)

## 5. Housing need assessment: people with complex needs/dual diagnosis

- 5.01 The housing/accommodation need predictor model ('tool') set out in section 2 has been applied to the population of adults with mental health support needs who also have a complex need or a comorbidity in relation to Carmarthenshire, Ceredigion and Pembrokeshire and the West Wales Care Partnership area as a whole.
- 5.02 Given the relatively small size of this 'population group' the approach to estimating future housing and accommodation need is based on evidence from:
- Population cohort evidence from West Wales.
  - Current accommodation status evidence from West Wales.
  - National data in relation to cohort size/population for predictive purposes.
- 5.03 Based on the identified existing population of this cohort and the estimated current proportion of this cohort that require supported housing, drawing on insights from Council Officers, it is estimated that c.25% of the estimated overall population of this cohort over the period to 2040 may require supported housing.
- 5.04 The following sub-sections provide quantitative evidence to estimate future housing and accommodation need for this cohort, for Carmarthenshire, Ceredigion and Pembrokeshire, and the West Wales Care Partnership.
- 5.05 NB. It should be noted that the data supplied by the three West Wales Councils as part of this assessment may reflect different definitions used and data recording in relation to cohort 3, which may affect the assessment of housing and accommodation need.

### Carmarthenshire

#### A. Population baseline

- 5.06 The 'baseline' population for this cohort has been established using data from Carmarthenshire County Council, Daffodil and the Welsh Government on the overall adult populations with:
- A substance misuse need/condition (source: Daffodil)<sup>2324</sup>
  - A physical and/or sensory disability (source: Welsh Government)<sup>25</sup>

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<sup>23</sup> Predicted number of people aged 15-64 with a history of drug misuse – Carmarthenshire; Daffodil; original data from NHS Wales, Public Health Wales and the Welsh Government - 2019

<sup>24</sup> The definition of 'Problematic Drug Use', as referred to by Daffodil, is 'injecting drug use or long duration/regular use of opioids, cocaine and/or amphetamines. Provisional figures suggest that there were 52,600 individuals with a PDU in Wales for 2017/18.

<sup>25</sup> Welsh Government 2019: Register of physically / sensory disabled persons on 31 March

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- An Alcohol-Related Brain Injury (ARBI) (source: Public Health Wales)<sup>26</sup>

5.07 To aggregate a total population size for the number of people with an ARBI, prevalence rates are applied from a 2015 Public Health Wales study<sup>27</sup> that provided prevalence for the following conditions, each of which have been aggregated to form an overall population size:

- Wernicke-Korsakoff syndrome (WKS)
- Wernicke's encephalopathy (WE)
- Alcohol-related dementia

Table 44. Current population in Carmarthenshire with a mental health need and complex need, 2021.

<b>Complex needs</b>	<b>Total population with complex/additional needs (source: Daffodil, Welsh Government, PHW)</b>	<b>Population with a mental health need and complex need (source: Carmarthenshire CC)</b>	<b>% of total population with a mental health need and complex need</b>
Substance misuse	3,069	12	0.39%
Physical / sensory disability *	6,653	1	0.02%
ARBI	4,705	12	0.26%
<b>Total</b>	<b>14,427</b>	<b>21</b>	<b>0.15%</b>

Source: Daffodil, NHS Wales, Public Health Wales, Welsh Government & Carmarthenshire County Council

\* The population figure for people with a visual impairment have been used due to the only person in Carmarthenshire with a physical / sensory disability and mental health need has a visual impairment.

#### *B. Current housing/accommodation status and profile*

5.08 The table below shows the current accommodation status of people in Carmarthenshire living with both a mental health need and a complex need.

Table 45. Current accommodation status of people in Carmarthenshire with both a mental health need and a complex need.

<b>Accommodation status</b>	<b>Number of people</b>
Living in rented housing (private)	7
Living in rented housing (social)	10
Owner occupier	4
Living in supported housing	0
In hospital/psychiatric settings	2
Homeless/living in temporary accommodation	2
Living in residential care	3
Living with friends/family	0
Other	1

Source: Carmarthenshire Council

N.B. This data includes individuals that have a head injury / brain impairment alongside a substance misuse condition, and for people with a need for 'crisis accommodation'; therefore the total figure across all

<sup>26</sup> Public Health Wales (2015): ARBD in Wales – prevalence and epidemiology

<sup>27</sup> The upper quartile prevalence of 1% has been used to estimate the number of adults with WKS

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accommodation types will exceed the number of people with a co-occurring mental health condition and additional complex need.

*C. Projecting future population for each 'cohort'*

5.09 Evidence from Daffodil indicates the population defined as having 'Problem Drug Use' is projected to either remain constant or decline over the period to 2040.

However, the total population growth for adults with mental health needs based on local intelligence, e.g. level of presentations/referrals for mental health services, suggests a population growth of 3% per annum.

5.10 The percentage of people with a mental health support need and complex needs, out of the total population of this cohort is estimated to be approximately 0.15%. It is assumed that this percentage will remain the same for the projected period to 2040.

Tables 46 - 48 below show the growth rate of 3% per annum applied to the population of adults with a mental health support need and a complex problematic condition, to 2040.

Table 46. Projected number of people in Carmarthenshire with a mental health support need and a substance misuse need/condition, to 2040.

<b>Year</b>	<b>Number of people with a mental health support need and a substance misuse need/condition</b>
2021	12
2025	14
2030	16
2035	18
2040	21

Table 47. Projected number of people in Carmarthenshire with a mental health support need and a visual impairment need, to 2040.

<b>Year</b>	<b>Number of people with a mental health support need and a physical/sensory need</b>
2021	1
2025	1
2030	1
2035	2
2040	2

Table 48. Projected number of people in Carmarthenshire with a mental health support need and an ARBI, to 2040.

<b>Year</b>	<b>Number of people with a mental health support need and an ARBI need</b>
2021	12
2025	14
2030	16
2035	18
2040	21



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*D. Identifying estimated future housing/accommodation need*

- 5.11 The evidence indicates the following requirements for supported housing for this population cohort.
- 5.12 Up to 44 units of accommodation overall are estimated to be required by 2040, including c.10 units of supported housing, to accommodate individuals from this cohort.

Links to Carmarthenshire:

- [Learning disability accommodation needs assessment](#)
- [Mental health accommodation needs assessment](#)

## Ceredigion

### A. Population baseline

5.13 The 'baseline' population for this cohort has been established using data from Ceredigion County Council, Daffodil and the Welsh Government on the overall adult populations with:

- A substance misuse need/condition (source: Daffodil) <sup>28 29</sup>
- A physical and/or sensory disability (source: Welsh Government) <sup>30</sup>
- An Alcohol-Related Brain Injury (ARBI) (source: Public Health Wales) <sup>31</sup>

5.14 To aggregate a total population size for the number of people with an ARBI, prevalence rates are applied from a 2015 Public Health Wales study<sup>32</sup> that provided prevalence for the following conditions, each of which have been aggregated to form an overall population size:

- Wernicke-Korsakoff syndrome (WKS)
- Wernicke's encephalopathy (WE)
- Alcohol-related dementia

Table 49. Current population in Ceredigion with a mental health need and complex needs

<b>Complex needs</b>	<b>Total population with complex/additional needs</b>	<b>Population with a mental health need and complex needs</b>	<b>% of total population with a mental health need and complex needs</b>
Substance misuse	1,166	11	0.94%
Physical / sensory disability	1,740	9	0.52%
ARBI	1,831	7	0.38%
<b>Total</b>	<b>4,737</b>	<b>27</b>	<b>0.57%</b>

Source: Daffodil, NHS Wales, Public Health Wales, Welsh Government & Ceredigion Council

### B. Current housing/accommodation status and profile

There are 3 individuals with a mental health need that have an accommodation need in Ceredigion. Of these three individuals <sup>33</sup>, 1 individual has both a mental health condition

<sup>28</sup> Predicted number of people aged 15-64 with a history of drug misuse – Ceredigion; Daffodil; original data from NHS Wales, Public Health Wales and the Welsh Government - 2019

<sup>29</sup> The definition of 'Problematic Drug Use', as referred to by Daffodil, is 'injecting drug use or long duration/regular use of opioids, cocaine and/or amphetamines. Provisional figures suggest that there were 52,600 individuals with a PDU in Wales for 2017/18.

<sup>30</sup> Welsh Government 2019: Register of physically / sensory disabled persons on 31 March

<sup>31</sup> Public Health Wales (2015): ARBD in Wales – prevalence and epidemiology

<sup>32</sup> The upper quartile prevalence of 1% has been used to estimate the number of adults with WKS

<sup>33</sup> Source: Ceredigion Council. There are 2 other individuals that have both a substance misuse condition and a mental health condition that have been taken into account in section 4.

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and a substance misuse condition, 1 have a substance misuse condition and an ARBI, and 1 have a mental health condition and a physical / sensory disability.

*C. Projecting future population for each 'cohort'*

5.15 Evidence from Daffodil indicates the population defined as having 'Problem Drug Use' is projected to either remain constant or decline over the period to 2040. However, the total population growth for adults with mental health needs based on local intelligence, e.g. level of presentations/referrals for mental health services, suggests a population growth of 3% per annum.

5.16 The percentage of people with both a mental health support need and complex needs, out of the total population of this cohort is estimated to be approximately 0.57%. It is assumed that this percentage will remain the same for the projected period to 2040.

Tables 50 - 52 below shows the growth rate of 3% per annum applied to the population of adults with a mental health support need and a substance misuse condition, to 2040.

Table 50. Projected number of people in Ceredigion with a mental health support need and a substance misuse condition, to 2040.

<b>Year</b>	<b>Number of people with a mental health support need and a substance misuse need/condition</b>
2021	11
2025	12
2030	14
2035	17
2040	19

Table 51. Projected number of people in Ceredigion with a mental health support need and a visual impairment condition, to 2040.

<b>Year</b>	<b>Number of people with a mental health support need and a physical / sensory disability</b>
2021	9
2025	10
2030	12
2035	14
2040	16

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Table 52. Projected number of people in Ceredigion with a mental health support need and an ARBI, to 2040.

<b>Year</b>	<b>Number of people with a mental health support need and an Alcohol-Related Brain Injury</b>
2021	7
2025	8
2030	9
2035	11
2040	12

*D. Identifying estimated future housing/accommodation need*

- 5.17 The evidence indicates the following requirements for supported housing by 2040 for this population cohort.
- 5.18 Up to 47 units of accommodation overall are estimated to be required by 2040, including c.11-12 units of supported housing, to accommodate individuals from this cohort.

Links to Ceredigion:

- [Learning disability accommodation needs assessment](#)
- [Mental health accommodation needs assessment](#)

## Pembrokeshire

### A. Population baseline

5.19 The 'baseline' population for this cohort has been established using data from Carmarthenshire County Council, Daffodil and the Welsh Government on the overall adult populations with:

- A substance misuse need/condition (source: Daffodil) <sup>34 35</sup>
- A physical and/or sensory disability (source: Welsh Government) <sup>36</sup>
- An Alcohol-Related Brain Injury (ARBI) (source: Public Health Wales) <sup>37</sup>

5.20 To aggregate a total population size for the number of people with an ARBI, prevalence rates are applied from a 2015 Public Health Wales study<sup>38</sup> that provided prevalence for the following conditions, each of which have been aggregated to form an overall population size:

- Wernicke-Korsakoff syndrome (WKS)
- Wernicke's encephalopathy (WE)
- Alcohol-related dementia

Table 53. Current population in Pembrokeshire with a mental health need and a problematic additional issue.

<b>Complex needs</b>	<b>Total population with complex/additional needs</b>	<b>Population with a mental health need and complex needs</b>	<b>% of total population with a mental health need and complex needs</b>
Substance misuse	1,985	57	2.87%
Physical / sensory disability	4,633	6	0.13%
ARBI	3,137	15	0.48%
<b>Total</b>	<b>14,492</b>	<b>72</b>	<b>0.50%</b>

Source: Daffodil, NHS Wales, Public Health Wales, Welsh Government & Pembrokeshire County Council

<sup>34</sup> Predicted number of people aged 15-64 with a history of drug misuse – Pembrokeshire; Daffodil; original data from NHS Wales, Public Health Wales and the Welsh Government - 2019

<sup>35</sup> The definition of 'Problematic Drug Use', as referred to by Daffodil, is 'injecting drug use or long duration/regular use of opioids, cocaine and/or amphetamines. Provisional figures suggest that there were 52,600 individuals with a PDU in Wales for 2017/18.

<sup>36</sup> Welsh Government 2019: Register of physically / sensory disabled persons on 31 March

<sup>37</sup> Public Health Wales (2015): ARBD in Wales – prevalence and epidemiology

<sup>38</sup> The upper quartile prevalence of 1% has been used to estimate the number of adults with WKS

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*B. Current housing/accommodation status and profile*

Table 54. Current accommodation status of people in Pembrokeshire with both a mental health need and a complex need.

	<b>Total</b>	<b>In Pembs.</b>	<b>In Region</b>	<b>In Wales</b>	<b>Outside Wales</b>
Residential	8	7	-	1	-
Nursing	0	-	-	-	-
Dom. Care	12	12	-	-	-
Supported Living	3	3	-	-	-
NFA	3	3	-	-	-
All Others	47	47	-	-	-
<b>Total</b>	<b>73</b>	<b>72</b>	<b>0</b>	<b>1</b>	<b>0</b>

*C. Projecting future population for each 'cohort'*

5.21 Evidence from Daffodil indicates the population defined as having 'Problem Drug Use' is projected to either remain constant or decline over the period to 2040. However, the total population growth for adults with mental health needs based on local intelligence, e.g. level of presentations/referrals for mental health services, suggests a population growth of 3% per annum.

5.22 The percentage of people with both a mental health support need and complex needs, out of the total population of this cohort is estimated to be approximately 0.50%. It is assumed that this percentage will remain the same for the projected period to 2040.

Tables 50- 57 below shows the growth rate of 3% per annum applied to the population of adults with a mental health support need and a substance misuse condition, to 2040.

Table 55. Projected number of people in Pembrokeshire with a mental health support need and a substance misuse condition, to 2040.

<b>Year</b>	<b>Number of people with a mental health support need and a substance misuse need/condition</b>
2021	57
2025	64
2030	74
2035	86
2040	100

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Table 56. Projected number of people in Pembrokeshire with a mental health support need and a physical / sensory disability, to 2040.

<b>Year</b>	<b>Number of people with a mental health support need and a physical / sensory disability</b>
2021	6
2025	7
2030	8
2035	9
2040	11

Table 57. Projected number of people in Pembrokeshire with a mental health support need and an ARBI, to 2040.

<b>Year</b>	<b>Number of people with a mental health support need and an Alcohol-Related Brain Injury</b>
2021	15
2025	17
2030	20
2035	23
2040	26

*D. Identifying estimated future housing/accommodation need*

5.23 The evidence indicates the following requirements for supported housing by 2040 for this population cohort.

5.24 Up to 137 units of accommodation overall are estimated to be required by 2040, including c.32 units of supported housing, to accommodate individuals from this cohort.

Links to Pembrokeshire:

- [Learning disability accommodation needs assessment](#)
- [Mental health accommodation needs assessment](#)

## 6. Housing need assessment: people with mental health support needs/learning disabilities (offenders)

- 6.01 The size of this 'population group' is relatively small compared with population groups 1 and 2.
- 6.02 In this context, the housing/accommodation need predictor model ('tool') set out in section 2 has been applied to the population of adults with mental health support needs/learning disabilities who also have an offending background in relation to the West Wales Care Partnership area as a whole.
- 6.03 Given the relatively small size of this 'population group' the approach to estimating future housing and accommodation need is based on evidence from:
- Population cohort evidence from West Wales.
  - Current accommodation status evidence from West Wales.
  - Qualitative evidence from WWCP and their criminal justice sector partners.

### *A. Population baseline*

- 6.04 The 'baseline' population for this cohort has been established using data from the MAPPa unit (Dyfed Powys Police).
- 6.05 This has identified the following population of 25 MAPPa 'clients' who are health/social led:
- Level 1: 21 individuals (of whom 8 individuals are in other areas, mainly South Wales)
  - Level 2: 2 individuals
  - Level 3: 2 individuals.

### *B. Current housing/accommodation status and profile*

- 6.06 The accommodation status of this population has been identified using data from the MAPPa unit (Dyfed Powys Police).
- 6.07 This has indicated the following current accommodation/placements:
- 6.08 Level 1 individuals:
- 14 individuals living in placements in Ceredigion/Pembrokeshire/Carmarthenshire and Hywel Dda led.
  - 8 Hywel Dda led patients but placements are in another area; mainly South Wales
- 6.09 Level 2 individuals:
- One individual in a residential placement



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- One individual awaiting a placement

6.10 Level 3 individuals:

- Two individuals awaiting placements

*C. Projecting future population for each 'cohort'*

- 6.11 The locally based evidence in relation to the current and likely future size of this population cohort indicates the following.
- 6.12 The size of the current population is considered to be accurate given the nature of MAPPA arrangements and detailed knowledge of the individuals within this population.
- 6.13 Based on intelligence about the size of this population cohort in previous years MAPPA representatives are of the view that the scale and profile of the current cohort is likely to be representative of this population in future years.
- 6.14 It is assumed that the size of this population cohort is likely to be c.25 individuals per annum across the WWCP area.

*D. The application of agreed 'benchmarks' for different housing/accommodation types*

- 6.15 Qualitative discussion with MAPPA and WWCP representatives suggests the following factors are relevant in terms of future accommodation need.
- 6.16 For level 1, 2 and 3 individuals, supported accommodation is typically required at least as an interim step before any move to independent accommodation.
- 6.17 Currently the predominant available supported accommodation option is a placement in a residential care home.
- 6.18 Placements in care homes for this cohort are often not appropriate, for example due to the shared nature of the accommodation and incompatibility between residents.
- 6.19 There is a gap in provision in terms of the availability of supported housing, including some with 24/7 staffing, for this population cohort.
- 6.20 Given the relatively small size of this cohort, supported housing provision needs to serve the whole WWCP area.
- 6.21 Location/s for supported housing is likely to be dependent on the availability of suitable sites/property and location where a service/support provider can recruit staff. Locations for supported housing would need to be considered in terms of managing any specific risks presented by this cohort.

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*E. Identifying estimated future housing/accommodation need*

- 6.22 The evidence indicates the following requirements for supported housing for this population cohort.
- 6.23 Up to 25 units of supported housing being available to accommodate individuals from this cohort until a move to independent housing is considered appropriate.
- 6.24 There will need to be consideration of the proportion of supported housing that will require a 24/7 staffing presence. Based on the evidence it is suggested that a minimum of 50% of supported housing provides 24/7 staffing.
- 6.25 There is a presumption that supported housing should consist of self-contained units, rather than shared housing (to minimise risks associated with tenant incompatibility), although small numbers of self-contained units potentially may be located in the same building, dependent on the level of support staff present.
- 6.26 Locations for supported housing are likely to be in towns where there is greater availability of suitable sites/property.

## 7. Housing and accommodation contemporary practice

### People with learning disabilities/autism

- 7.01 Recent trends in the development of supported housing for people with learning disabilities include wholly private funded long term supported housing, where the head landlord is a housing association, but the capital for development is privately funded. This is more prevalent in England but there is some evidence of this model of development taking place in Wales.
- 7.02 Private investors, working typically with small housing associations, have been attracted by relatively high rates of return secured by higher rents and service charges typically charged in this model of supported housing and underwritten by Housing Benefit (under the UK Government's approach to supported housing funding).
- 7.03 However there has also been development of new supported housing by mainstream housing associations particularly in relation to developing small-scale 'clusters' of flats of between 6-10 1-bed flats, with modest communal space, in the same building, typically a 'micro' version of extra care housing, with local authorities funding the 24/7 care costs.
- 7.04 Examples of new build clusters for people with learning disabilities include a scheme in Kidderminster developed by Community Housing Group<sup>39</sup>. It is a block of 10 flats with communal space. This supported housing scheme has 24/7 care on site and is aimed at people with learning disabilities with a range of care needs.



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<sup>39</sup> <https://www.sanctuary-supported-living.co.uk/hazel-court>

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- 7.05 In relation to people with complex needs who need to move from NHS inpatient settings, or who may be at risk of placement in such settings, an example of a bespoke supported housing scheme has been developed by MCCH<sup>40</sup>. This is an example of a supported housing scheme, including 5 self-contained units with staff facilities, designed for people with complex needs, e.g. including features such as curved (and removable) internal walls, soft impact finishes to floors and walls.



*Other examples of contemporary housing for people with learning disabilities include;*

- 7.06 A housing scheme by Advance Housing developed in Cornwall, for people with learning disabilities with age related needs. This includes a small new build block of flats with design features specifically suited to people with learning disabilities living with dementia and refurbishment of an existing building to provide housing for people with lower level needs.

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<sup>40</sup> <http://www.mcch.org.uk/our-services/housing-services/index.aspx>

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- 7.07 A 'cluster' of self-contained apartments linked to a college facility for young people in 'transition' in Swindon. This has been developed by Sanctuary Housing Association to provide self-contained housing that promotes independent living in a supportive environment (with 24/7 on site support) with the tenants attending local colleges.



- 7.08 Local authorities developing 'in-house' new-build supported housing schemes for people with learning disabilities e.g. Hampshire County Council. This is part of a currently small but growing trend for local authorities to undertake the development of supported housing directly in order to secure the most appropriate designs to meet local needs and to provide a property based income as well as providing high quality homes.

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## People with mental health needs

- 7.09 Good practice examples of housing for people with mental health needs recognise the causal link between mental health and housing and seeks to foster partnership working across multiple agencies.
- 7.10 United Welsh's 'Thrive team' delivers their project, 'Promoting Re-settlement Enabling Progression' (PREP)<sup>41</sup>, working with external partners the project seeks to work towards empowerment and independence via mutually agreed support plans. It provides temporary supported housing across five separate houses across Cardiff for people who are homeless or inappropriately housed and who have additional support needs, such as mental health, drug, and alcohol problems. The accommodation comprises a shared house and self-contained flats and bedsits across Grangetown, Riverside and Canton.



- 7.11 Not all people with mental health needs require supported accommodation. Riverside, a provider of social housing across all ages and circumstance, provides a range of floating support services. For example, Riversides's Cambridge Mental Health Floating Support Service provides support for adults aged 18 or over with mental health issues who need help to maintain their accommodation but are not already supported by NHS mental health services.
- 7.12 Look Ahead's mental health housing discharge service has partnered with Camden and Islington (C&I) NHS Foundation to help people who are medically fit to return to the community but who face other issues preventing them from moving on. The scheme, which has supported over 120 NHS patients since August 2020, is an example of integrated housing, health and social care. Specialist Look Ahead support staff are located in the hospital and they work closely with C&I's discharge team including social workers, psychiatrists and other clinicians.
- 7.13 There is also an increased focus on the role of housing providers, including in Wales and in England, to support their general needs residents' mental health needs and

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<sup>41</sup> <http://www.cavamh.org.uk/directories/mental-health-directory/voluntary-sector/united-welsh-prep-project>

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indeed there is a strong business case to do so. Orbit Housing Association's mental health programme Breathing Space linked residents with a range of expert delivery partners with expertise in supporting people with mental health conditions, including, Bexley Mind, Mental Health Matters (MHM), Support Northamptonshire, Sycamore Counselling Service and The Befriending Scheme. A recent evaluation indicated that 88% of service users improved their wellbeing through the service as well as creating £1,709,539 of social value.<sup>42</sup>

- 7.14 A pilot project funded by RCT's Supporting People Team and undertaken by Cynon Taf Housing Association takes referrals from adult social services and provides low level support to service users, to arrest at an early stage symptoms which could lead to later mental ill health and tenancy sustainment issues.

### People with complex needs/dual diagnosis

- 7.15 Similarly, to the other 'cohorts' there is an increasing recognition and application of multi-agency working to tackle multiple disadvantages such as complex needs related to 'dual diagnosis'.
- 7.16 For example, the city of Nottingham estimated it had 5,000 residents living with 'severe multiple disadvantage'. With support from the Big Lottery Fund, local partner organisations worked together to develop a programme of work focused on people with these needs. The approach brings together professionals from a range of public services – mental health, housing, criminal justice, working-age welfare and adult social services – to offer people living with severe multiple disadvantage a tailored service that is psychologically informed, co-ordinated and aims to promote long-term independence. Central to the potential of the programme is a focus on sharing local intelligence.
- 7.17 Omari Supported Housing Scheme (see image below) provides an accommodation-based dual diagnosis service for African Caribbean men who have a forensic history, mental health problems and substance use issues. The service operates across 4 separate sites in the south west of Wolverhampton. Services were developed in partnership with Wolverhampton City Council, local housing associations and the NHS in Wolverhampton. Work with other professionals includes the local psychiatric hospital, addictions services, community and forensic psychiatric nurses, probation, the police and vulnerable adults team. St Jude's was initially funded through the NHS and Wolverhampton City Council under its Supporting People programme.

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<sup>42</sup> [https://www.housinglin.org.uk/\\_assets/Resources/Housing/OtherOrganisation/Breathing-Space\\_Final.pdf](https://www.housinglin.org.uk/_assets/Resources/Housing/OtherOrganisation/Breathing-Space_Final.pdf)



7.18 More recently, research commissioned by the Housing First (HF) Europe Hub (2019) suggested “strong evidence” of HF offering “an effective solution to homelessness among people with high and complex needs”. This has prompted a growing interest in HF. HF is a homelessness intervention strategy, aimed at people with multiple and complex needs, particularly entrenched rough sleepers with multiple/complex needs. It provides access to permanent housing as a starting point to help tackle their non-housing needs. Following this and ten Welsh Government funded HF pilot projects, in Bridgend, Blaenau Gwent, Merthyr Tydfil, Cardiff, Conwy and Swansea, the Welsh Government has accepted this as a good practice model. Although not specific to these pilots the typical outcomes of Housing First for clients include better health and better mental health, decreased use of emergency services (benefits for clients; savings in short-medium term), high numbers of people maintain their tenancies (70%+ depending on example), reduced number of arrests/incarceration, clients reconnecting with loved ones and in some cases reduced substance misuse.<sup>43</sup> The Wallich, for example, has been providing a housing first service in Anglesey/Ynys Môn for some years (see image below), supporting people with complex needs to access and sustain their tenancy. They report positive outcomes for clients, 74% of those we’ve supported have successfully secured and maintained accommodation.<sup>44</sup>

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<sup>43</sup> [https://www.publichealthnetwork.cymru/files/8715/7486/1542/Housing\\_First\\_Health\\_OT\\_AO.pdf](https://www.publichealthnetwork.cymru/files/8715/7486/1542/Housing_First_Health_OT_AO.pdf)

<sup>44</sup> [https://thewallich.com/app/uploads/2019/03/HousingFirst\\_Report.pdf](https://thewallich.com/app/uploads/2019/03/HousingFirst_Report.pdf)



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## People with mental health support needs/learning disabilities (offenders)

- 7.19 Recent programmes looking at resettlement accommodation for ex-offenders with mental health support needs or a learning disability have sought to prioritise the need for safe and stable housing in order to prevent an individual reoffending.
- 7.20 As part of the Government's 2018 £100 million Rough Sleeping Strategy, Leeds, Pentonville and Bristol prisons were selected for the £6 million Offender Accommodation pilot programme, helping vulnerable ex-offenders find and stay in stable accommodation. The pilot provided dedicated funding to offer stable accommodation for up to two years, alongside tailored support to help prisoners integrate into communities for the long term and address their specific offending-related needs.
- 7.21 The pilot was delivered in partnership with MHCLG and MoJ (in England), demonstrating the benefit of jointly working on an agenda of reducing offending. The sites are piloting a new partnership approach between prisons, local authorities, probation staff and charities, working together to provide support to offenders when they are released.
- 7.22 A Welsh example of this type of support is The Wallich's, Prisoner Release Empowerment Project (PREP) in Newport<sup>45</sup> and Gwent<sup>46</sup>. A PREP Connect Worker assesses and works with individuals whilst they are still in custody with the aim of securing accommodation prior to their release, preventing them from becoming homeless upon leaving prison. The individual will be assessed to identify whether they are able to reconnect with family, if there is any priority need, specific physical, or mental health needs and any substance misuse issues. The Wallich then works with local partners to try and secure the most appropriate accommodation available. This includes local authority, supported housing, registered social landlords and the private rental sector. Examples of effective resettlement schemes include Langley

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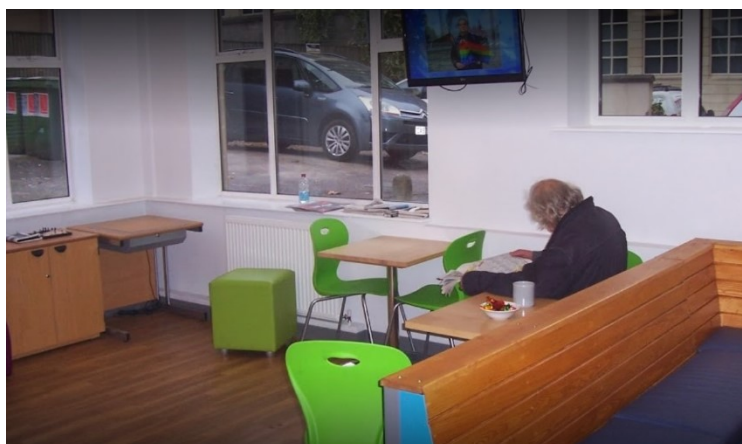
<sup>45</sup> <https://thewallich.com/services/prisoner-release-empowerment-project-gwent/>

<sup>46</sup> <https://thewallich.com/services/prisoner-release-empowerment-gwent/>

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House Trust Bedford Resettlement Project<sup>47</sup> and Julian House Supported Housing in Bristol.<sup>48</sup>

- 7.23 The former provides housing and tenancy sustainment services for men with multiple needs, mental health issues and substance misuse issues in Bedford and the surrounding area. The project has a number of dispersed community houses and flats located across Luton, Bedford, Kettering, Northampton and Wellingborough.
- 7.24 Housing Officers and support workers (where funded) provide housing management and/or support, based on assessment of need. There is an emergency on-call system for out of hours and a keywork system with phased meetings. Support is provided on maintaining a tenancy and is available for daily living skills and benefits. Training, education and employment support available in some areas.
- 7.25 Julian House supported housing service provides 11 units of supported accommodation for offenders. The service supports those offenders deemed as being at high risk of re-offending and works in partnership with Probation, Police, local authorities, mental health services, substance misuse treatment and other specialist community partnership support agencies.
- 7.26 The supported housing service provides a 1 bed flat or a bedroom in a shared house with up to 3 other people. A dedicated keyworker will spend time with individuals to put a plan together to agree the goals that individuals need to achieve to avoid returning to prison. The individual gets 3 months of transitional housing support upon move on and a focus on developing independent living skills.
- 7.27 The service is funded through the National Probation Service and the Office of the Avon and Somerset Police & Crime Commissioner. All referrals are via the Probation Service and will have a local connection to Bristol and South Gloucestershire.



- 7.28 Crisis' Private Rented Sector Access Development Programme<sup>49</sup> evidenced that the private rented sector can operate as an effective homelessness measure for people at

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<sup>47</sup> <https://www.langleyhoustrust.org/our-projects/bedford-project/>

<sup>48</sup> <https://www.julianhouse.org.uk/service/supportedhousing-ex-offenders-bristol/>

<sup>49</sup> <https://www.crisis.org.uk/ending-homelessness/homelessness-knowledge-hub/housing-models-and-access/crisis-private-rented-sector-access-development-programme-2014/>

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all stages of housing difficulty, but particularly for ex-offenders. It highlighted the PRS as a preventive measure, to facilitate move-on and as an option for complex-needs clients. However, using the PRS effectively does require financial support, and the programme has demonstrated that the lack of local authority funding presents challenges for many schemes. Alternatively, schemes have pursued funding through the Probation Service and through the NHS, and through other charities. Typically, landlords engage more readily with third sector agencies and are less likely to require monetary incentive in those circumstances.

## 8. Findings and commissioning implications

8.01 Drawing on the quantitative accommodation needs analysis and qualitative evidence, primarily from Officers/staff from Carmarthenshire County Council, Ceredigion County Council, Hywel Dda University Health Board, Pembrokeshire County Council, West Wales Care Partnership and Dfwd-Powys Police, the key findings and commissioning implications for each of the four 'population groups' are summarised. However, it should be recognised that there will be a degree of 'cross over' in relation to the commissioning implications across these four population groups.

### Population group 1. People with learning disabilities/autism

#### Key findings: need for housing and accommodation

Table 58. Net additional units of housing & accommodation required for people with a learning disability/autism to 2040, compared to 2021.

	Net additional housing & accommodation units required 2025	Net additional housing & accommodation units required 2030	Net additional housing & accommodation units required 2035	Net additional housing & accommodation units required 2040
Carmarthenshire	65	129	195	275
Ceredigion	23	47	73	99
Pembrokeshire	45	104	150	192
West Wales Care Partnership area	132	280	418	566

N.B. Any variation in the figures across tables is due to rounding.

8.02 In summary, by 2040, it is estimated that:

- c.275 units of housing and accommodation will be needed for people with a learning disability/autism in Carmarthenshire.
- c.100 units of housing and accommodation will be needed for people with a learning disability/autism in Ceredigion.
- c.190 units of housing and accommodation will be needed for people with a learning disability/autism in Pembrokeshire.
- c.565 units of housing and accommodation will be needed for people with a learning disability/autism in total across the West Wales Care Partnership area.

#### Commissioning implications

8.03 In response to the quantitative assessment of estimated need for housing and accommodation and from the qualitative evidence from stakeholders, the following commissioning implications are suggested:

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- There is an opportunity to 'co-produce' with people with learning disabilities/autism and their families the range of housing-based solutions that are likely to be required to meet the identified housing need to 2040.
- This is likely to require developing information and advice resources for people with learning disabilities (in easy read format) and for families/carers of people with learning disabilities that explain housing options for their disabled family member in the context of providing clarity about the extent of the local authorities' and Health Board funding for care packages in such arrangements.
- Planning with older carers (who have adult children with learning disabilities living with them) for the housing and care/support options required for their adult children, particularly carers aged 70 years and over.
- Identify cohorts of young people in 'transition' (aged 14-17), particularly those with complex needs who may be at risk of being placed in residential care, to commission housing-based alternatives.
- Develop a wider range of housing options, including self-contained forms of housing with support, for example developing at a scale appropriate to locations in West Wales, small 'clusters' of self-contained flats (e.g. 6-8 units) with 24/7 support as alternatives to both shared supported housing and residential care.
- Developing supported housing schemes on a regional basis for people with the most complex needs to avoid the use of residential care.
- Developing sufficient housing adapted for full wheelchair accessibility (e.g. within a shared housing or 'cluster' of flats environment).
- Further development of the Shared Lives scheme, e.g. to recruit carers better able to support people with more challenging needs.
- Make available provision within existing and planned extra care housing schemes for people with learning disabilities, including people with learning disabilities with age-related needs.
- Consideration of the reuse or 'remodelling' of some current residential care services including potentially through 'deregistration'.
- Engage with a wide range of housing providers to stimulate interest in developing a wider mix of supported housing options for people with learning disabilities/autism including their knowledge of and expertise in, for example, developing supported housing schemes for people with complex support needs which may require adaptations to building design.
- Developing a commissioning plan at local authority and regional level that sets out practical actions to be taken to deliver the housing that is required. A commissioning plan of this scale is likely to require dedicated commissioning resources at both local authority level and potentially at regional level.

## Population group 2. People with mental health needs

### Key findings: need for housing and accommodation

Table 59. Net additional units of housing & accommodation required for people with mental health needs to 2040, compared to 2021.

	Net additional housing & accommodation units required 2025	Net additional housing & accommodation units required 2030	Net additional housing & accommodation units required 2035	Net additional housing & accommodation units required 2040
Carmarthenshire	35	82	142	215
Ceredigion	15	40	67	95
Pembrokeshire	32	74	127	191
West Wales Care Partnership area	82	196	336	501

N.B. Any variations across tables are due to rounding.

8.04 In summary, by 2040, it is estimated that:

- c.215 units of housing and accommodation will be needed for people with mental health needs in Carmarthenshire.
- c.95 units of housing and accommodation will be needed for people with mental health needs in Ceredigion.
- c.190 units of housing and accommodation will be needed for people with mental health needs in Pembrokeshire.
- c.500 units of housing and accommodation will be needed for people with mental health needs in total across the West Wales Care Partnership area.

### Commissioning implications

8.05 In response to the quantitative assessment of estimated need for housing and accommodation and from the qualitative evidence from stakeholders, the following commissioning implications are suggested:

- There is an opportunity to 'co-produce' with people with mental health needs, including self-advocates, and carers, the range of housing-based solutions that are likely to be required to meet the identified housing need to 2040.
- Identify the cohort of young people who use or have used CAMHS services (e.g. aged 14-17), to identify who within this cohort may require supported housing and/or who may be at risk of being placed in residential care, to commission housing-based alternatives.
- Develop a wider range of supported housing options, including self-contained forms of housing with support (as well as shared supported housing models), which can support individuals at different stages of recovery.

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- Consider developing supported housing with 24/7 support that can offer a 'step down' facility from in-patient psychiatric services and/or as an alternative to residential care placements, in partnership with Health Board mental health services.
- Increase the provision of and access to mainstream housing options, including as a 'pathway' to move-on from supported housing schemes.
- Developing supported housing schemes on a regional basis for people with the most complex needs to avoid/minimise the use of residential care (see cohort 3).
- Further development of the Shared Lives scheme, e.g. to recruit carers better able to support people with mental health support needs.
- Consideration of the reuse or 'remodelling' of some current residential care services including potentially through 'deregistration'.
- Engage with a wide range of housing providers to stimulate interest in developing a wider mix of supported housing options for people with mental health needs including their knowledge of and expertise in, for example, developing supported housing schemes that can provide 'step down' provision for people from psychiatric in-patient services.
- Developing a commissioning plan at local authority and regional level that sets out practical actions to be taken to deliver the housing that is required. A commissioning plan of this scale is likely to require dedicated commissioning resources at both local authority level and potentially at regional level.

### Population group 3. People with mental health needs: complex needs and dual diagnosis

#### **Key findings: need for housing and accommodation**

8.06 This includes people with mental health needs and:

- A substance misuse need.
- A physical and/or sensory disability.
- An Alcohol-Related Brain Injury (ARBI).

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Table 60. Net additional units of supported housing required for people with mental health needs: complex needs and dual diagnosis, to 2040, compared to 2021.

	<b>Net additional housing &amp; accommodation units required 2025</b>	<b>Net additional housing &amp; accommodation units required 2030</b>	<b>Net additional housing &amp; accommodation units required 2035</b>	<b>Net additional housing &amp; accommodation units required 2040</b>
Carmarthenshire	6	7	8	10
Ceredigion	8	9	11	12
Pembrokeshire	18	24	27	32
West Wales Care Partnership area	32	40	46	54

8.07 In summary, by 2040, it is estimated that:

- c.10 units of supported housing will be needed for people with complex needs/dual diagnosis in Carmarthenshire.
- c.12 units of supported housing will be needed for people with complex needs/dual diagnosis in Ceredigion.
- c.30 units of supported housing will be needed for people with complex needs/dual diagnosis in Pembrokeshire.
- c.50 units of supported housing will be needed for people with complex needs/dual diagnosis in the West Wales Care Partnership area.

### **Commissioning implications**

8.08 In response to the quantitative assessment of estimated need for supported housing and from the qualitative evidence from stakeholders, the following commissioning implications are suggested:

- There is a strong case for commissioning and developing supported housing schemes on a regional basis for people with the most complex needs to make the best use of resources and to avoid/minimise the use of inappropriate residential care placements.
- Commission and develop supported housing options that will successfully accommodate people with complex needs/dual diagnosis related needs. This will include:
  - Some shared housing models, where this is appropriate (i.e. where this is not counter-productive to supporting individuals from this cohort).
  - Self-contained models of supported housing where this is more appropriate for supporting individuals from this cohort.
  - Supported housing that adopts a 'harm minimisation' approach to the use of drugs/alcohol by tenants rather than a 'zero tolerance' approach.



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- Supported housing that is of a small scale (likely to be no more than 4 units of accommodation per scheme) to minimise risks associated with over 'congregating' individuals with complex needs.
- At least one supported housing scheme in each local authority area.
- There is likely to be a need for 24/7 staffing to be available in some of this supported housing provision both to meet the support needs of tenants and also to ensure appropriate security.
- *Housing First* is likely to be just one of the options for individuals from this cohort.
- Adopt joint housing and mental health assessments to be undertaken by staff from the relevant local authority and the Health Board, to ensure that there is an integrated approach to the provision of (supported) housing and care/support services as appropriate.
- Adopt a joint housing and mental health review process for individuals from this cohort accessing supported housing provision, to ensure the provision operates effectively and that 'move-on' options can be planned and delivered successfully, i.e. there are appropriate care/support packages in place to enable individuals to move to mainstream housing.
- Increase the provision of and access to mainstream housing options, including as a 'pathway' to move-on from supported housing schemes.
- Engage with supported housing providers to stimulate interest in developing supported housing for people with complex needs/dual diagnosis related needs including assisting providers to develop their capability and staff resources in order to be able to successfully support individuals from this cohort.

## Population group 4. People with mental health support needs/learning disabilities (offenders)

### **Key findings: need for housing and accommodation**

- 8.09 The size of this 'population group' is relatively small compared with population groups 1, 2 and 3, although there is likely to be some 'cross over' with cohort 3.
- 8.10 Given the relatively small size of this 'population group' the approach to estimating future housing and accommodation need is based on evidence from:
- Population cohort evidence from West Wales.
  - Current accommodation status evidence from West Wales.
  - Qualitative evidence from WWCP and their criminal justice sector partners.
- 8.11 The evidence indicates the following requirements for supported housing for this population cohort: up to 25 units of supported housing, from 2021, being available to

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accommodate individuals from this cohort until a move to independent housing is considered appropriate.

### **Commissioning implications**

8.12 In response to the quantitative assessment of estimated need for supported housing and from the qualitative evidence from stakeholders, the following commissioning implications are suggested:

- There is a strong case for commissioning and developing supported housing schemes on a regional basis for people with mental health needs/learning disabilities who are ex/offenders. This may be part of a regional approach to commissioning supported housing for population group 3.
- There will need to be consideration of the proportion of supported housing that will require a 24/7 staffing presence. Based on the evidence it is suggested that a minimum of 50% of supported housing provides 24/7 staffing.
- There is a presumption that supported housing should consist of self-contained units, rather than shared housing (to minimise risks associated with tenant incompatibility), although small numbers of self-contained units potentially may be located in the same building, dependent on the level of support staff present.
- Locations for supported housing are likely to be in towns where there is greater availability of suitable sites/property.