

All Age Accommodation Programme

Housing Board Briefing

5th September 2025

Purpose



To provide Housing Board with an overview of the All-Age Accommodation Programme including:

1. Context
2. The types and range of accommodation delivered
3. Key areas of accommodation shortfall including how much we need by when
4. Summary accommodation spec by type
5. Placement and Site Requirements
6. Opportunities to meet identified need

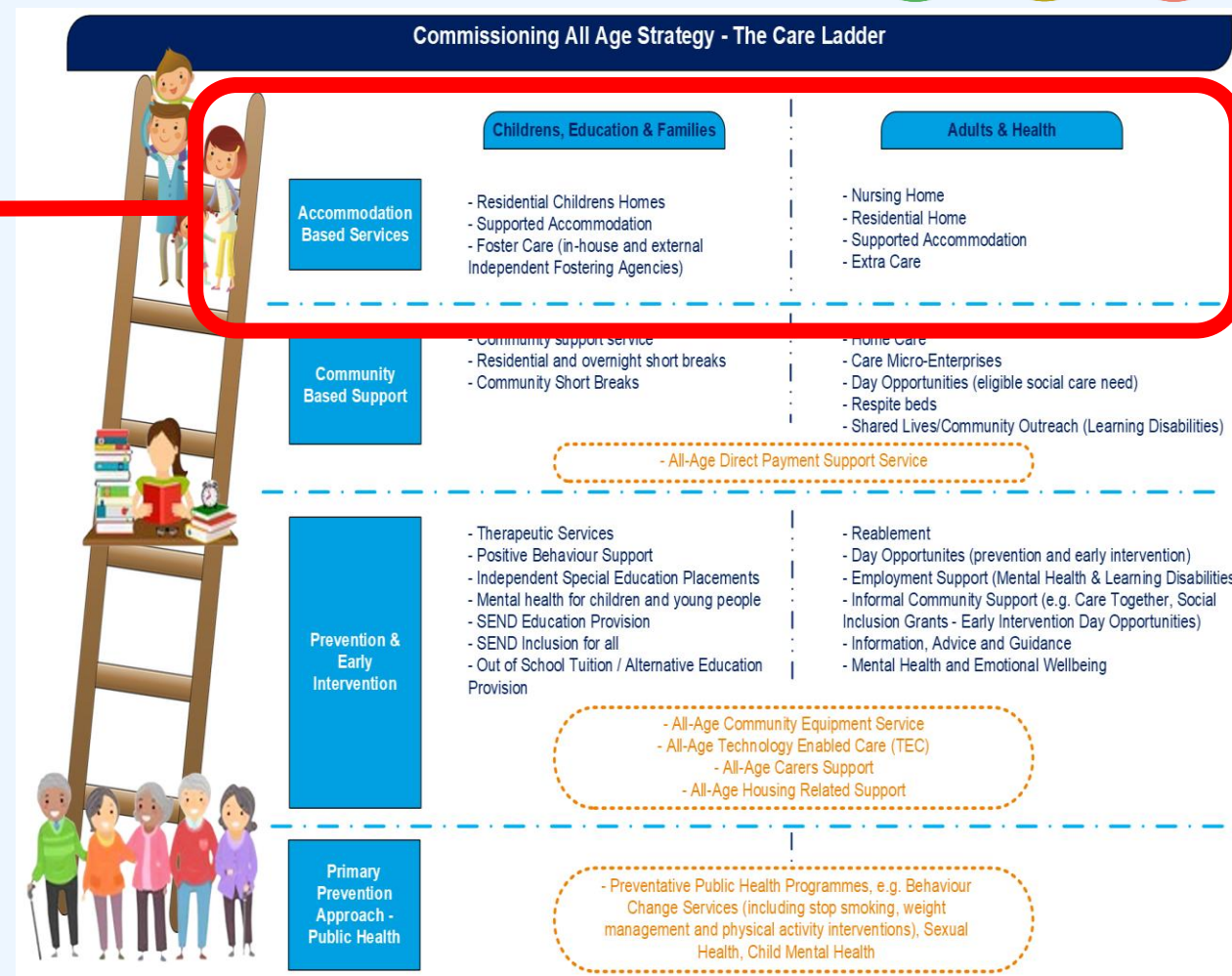
Context

Cambridgeshire County Council commissions a range of services to meet the care needs of children and adults within Cambridgeshire.

Across all areas a preventative approach is taken wherever possible which seeks to build upon the strengths of that person, their family and community with a focus on improving outcomes and managing demand for support in a sustainable way. This essentially looks to support people to remain lower down on our 'care ladder'.

However, it is not always possible to support someone to safely remain at home and this means they will need support to find an accommodation-based solution highlighted at the top end of the 'care ladder'.

Demand is growing. It is therefore critical that the CCC commissions enough of the right types of accommodation to meet more complex care needs both now and in the future.



Type & Range of Accommodation – Adults



Complexity

Own Home or General Housing (All Adults)	Sheltered Housing (Older Adults)	Extra Care Housing (Older Adults)	Supported Living (Working Age Adults)	Residential Care (All Adults)	Nursing Care (All Adults)
<p>People remain independent within their own property with limited or no support.</p> <p>This property may be owned, private rented or considered social housing.</p>	<p>Typically self-contained, independent homes – flats and sometimes bungalows – each with their own front door. A lower age limit of 55 or 60 is common.</p> <p>The individual units are usually linked to an emergency alarm service and include design features to make life easier for elderly people. There is usually an on-site warden, and communal facilities such as a lounge and laundry. Rental and privately-owned sheltered housing is available, although not always on the same site.</p>	<p>These units offer self-contained accommodation with their own front door but also provide a significantly higher level of support than sheltered accommodation. The level of support can increase as the person's level of care need increases. 24/7 care is available, and nursing care is sometimes on offer. The service element is often integral to the extra care product. There are additional facilities (for example, in terms of bathroom design) for the less mobile.</p> <p>Communal facilities tend to include social and practical facilities, such as lounges and laundries. A meals service is usually on offer. It aims to provide greater independent living.</p>	<p>Adults live in suitable or adapted accommodation in their own home or in a small group in a shared house. They are given support and care by an external provider, which allows them to live as independently as possible.</p> <p>People have choice in their daily lives, access the community and employment opportunities and minimise social exclusion.</p> <p>This type of accommodation can be used for people with learning disabilities, autism or mental health needs.</p>	<p>Typically, residential homes offers 24/7 personal care and ensures residents basic personal needs such as meals, bathing, going to the toileting and medication are met.</p> <p>Residential homes provide a home for people who struggle to live independently and need additional support but aren't yet in need of nursing care.</p>	<p>Nursing Care is similar to residential care, but with trained nurses on duty. A nursing home is considered where someone needs regular medical care and attention. Often this would be a clinical decision made by the MDT.</p> <p>People may have lived in residential care or even in the community for a period before going to a nursing home due to a deterioration in their condition and the district nurse support do not have the capacity or ability to take care of the person's health needs.</p>

Type & Range of Accommodation – Children



Foster Care	Children's Residential Homes	Supported Accommodation for 16 and 17 year olds	Supported Lodgings for 16 – 17 year olds	Residential Special Schools
<p>Foster carers provide children up to 18 years of age with care and accommodation within their own family and home.</p> <p>These properties may be owned or rented by the foster carers.</p> <p>Foster carers may be supported by the Local Authority or by a private/charitable/non-for-profit organisation.</p> <p>Children in foster care have a range of needs but typically present with lower levels of risk that can be managed safely in a family home.</p>	<p>Children's Residential Homes provide care and accommodation by a 'registered provider', who can be a local authority, voluntary or private sector organisation.</p> <p>Properties may be owned or rented by the provider and mostly range from 2-5 bedded homes, with some larger homes and some solo homes.</p> <p>Children assessed as needing residential care typically have more complex needs requiring a team of trained staff to care for and support them.</p> <p>These types of provision can include secure children's homes in a locked facility and where their liberty is restricted due to concerns around their welfare or court ordered.</p>	<p>Supported Accommodation are registered with Ofsted to provide support and accommodation for 16-17 year olds by a registered 'provider' who can be a local authority, voluntary or private sector organisation.</p> <p>These properties may be owned or rented by the provider and range from small to larger properties.</p> <p>The support is provided by staff that are employed/engaged to work for the provider and who work on a rota/shift basis.</p> <p>Young people assessed as needing supported accommodation will have a range of need from needing a couple of hours support and guidance a week to having access to an adult 24/7.</p>	<p>Supported Lodgings 'Hosts' provide young people aged 16+ with supported accommodation within their own family home, which they may own or rent.</p> <p>The Council is currently out to tender for this type of provision to offer young people an alternative to Supported Accommodation, aiming to have 5 young people with Hosts this year.</p> <p>Young people in Supported Lodgings are more independent, and require less support and guidance.</p> <p>Challenges to develop this sector include high costs of accommodation and competition from students.</p>	<p>Residential Special Schools are registered by the DfE to provide care, accommodation and education for children with special education needs; including tailored therapeutic support. These are operated by 'registered' providers, who may be a voluntary or private sector organisation.</p> <p>These properties may be rented or owned. They vary in size and in some provision, children share rooms, like dorms.</p> <p>The support is provided by staff that are employed/engaged to work for the provider on a rota/shift basis to provide care, therapeutic services and education.</p>

Key Areas of Shortfall – How Much, By When?



Adults	Children & Young People
<p>1. Supported Living Accommodation to meet the needs of people with learning disabilities, autism or mental health needs.</p> <p>How much? Currently 50% of placements are made out of county and 42 additional units per year are needed until 2041 to keep pace with demand projected.</p> <p>Where? Countywide demand with Hunts and Fens showing highest levels of need but there is countywide demand projected.</p> <p>2. Extra Care Housing – whilst current needs are being met there is a need to expand this type of accommodation to meet future demand.</p> <p>How much? 73 units (Approx 1 60 bedded scheme per year) until 2036</p> <p>Where? Highest demand in Hunts, South Cambs, East Cambs and City</p> <p>3. Care Homes – whilst we are projecting an oversupply of care homes across the county, there is a need to re-shape supply to deliver to increasingly complex needs through nursing and nursing dementia and at the same time slow the increase in residential capacity</p> <p>A £12m capital fund has been allocated within the Council’s business plan to support with development in accommodation with this area – a plan is needed access this</p>	<p>1. Foster Care – There are currently 378 children living in Foster care and nearly 50% placed outside Cambridgeshire.</p> <ul style="list-style-type: none">○ 31% of foster carers nationally cite lack of space in their home as a barrier to them fostering more children.○ There is potential to achieve savings by purchasing and providing homes for foster carers as has been demonstrated by national exemplars. This is a long- term ambition. <p>2. Children’s Residential Homes – a shortfall in capacity able to meet complex needs at an affordable price</p> <ul style="list-style-type: none">○ Currently, 68 children in residential and 70% are placed outside Cambridgeshire.○ There are 27 children's homes and 130 beds in Cambridgeshire, but none provided by Local Authority.○ Access to private sector beds in Cambridgeshire is being limited by and becoming more costly due to competition from other Councils. <p>How much? Immediate need for 5 solo and 3 dual occupancy units to meet current demand for accommodation for 23 children to be repatriated over 3-year period.</p> <p>Where? Across Cambridgeshire, with a focus on South Cambridgeshire.</p> <p>3. Supported Accommodation - Currently, 87 young people aged 16-17 years old in Supported Accommodation and nearly 70% of placements made out of county.</p> <p>How much? 33 beds consisting of 6 x 5 bedded houses (or equivalent providing 30 rooms) and 3 x 2 bedded houses.</p> <p>Where? In or close to towns with good public transport links such as Cambridge city, Ely, Huntingdon and St Ives.</p>

Summary Accommodation Required Spec by Type



Adult Supported Accommodation	Older Adult Extra Care Housing	Children's Residential	Young People Supported Accommodation	Children's Foster Care Homes
<ul style="list-style-type: none"> • Developments of 6-8 self contained units with access to communal areas and staff quarters. • Minimum unit size of 39m2 with a minimum of 10% of units being wheelchair accessible • Future proof to meet disabilities – e.g. wet rooms/equipment like hoists and other technology • Parking required for staff and visitors as well as a welcoming entrance • Meets the Reach Standards for Supported Living. 	<ul style="list-style-type: none"> • Developments containing a minimum of 30 self contained units with access to communal areas and staff quarters • Minimum unit size of 54m2 with accessible entrances and layouts being essential • Parking required for staff and visitors as well as a welcoming entrance • Future proof and adaptable to meet a range of needs and disabilities - e.g. wet rooms/equipment like hoists and other technology • Meets HAPPI Principles 	<ul style="list-style-type: none"> • Spacious family homes. • 4 homes offering at least 2 bedrooms (1 child and 1 staff sleep in) and space for a secure office space; 2 homes offering 3 bedrooms (2 children 1 staff sleep in) and space for a secure office space. • A combination of larger properties that provide for a total of 12 children plus staff sleep in bedroom in each (for example 3 x 5 beds; or 4 x 4 beds). • Enclosed outside space for children to play and relax and parking for at least one car but ideally more. 	<ul style="list-style-type: none"> • 33 beds consisting of 6 x 5 bedded houses (or equivalent providing 30 rooms) and 3 x 2 bedded houses (that provide staff sleep in facility). • Large properties to accommodate up to 5 young people in each. No staff sleep-in or office required. • Space and facilitates for communal living and secure office space. 	<ul style="list-style-type: none"> • Long term ambition to identify spacious family homes for fostering families to afford to start fostering or to care for more children in a larger home.

Placement and Site Requirements



Adult Supported Accommodation	Older Adult Extra Care Housing	Children's Residential	Young People Supported Accommodation	Children's Foster Care Homes
<ul style="list-style-type: none"> • Deficit is countywide with largest increases required in Fens, Hunts, South Cambs. • Land allocation of approx. 0.1 - 0.2 hectares required • Good transport links, particularly public transport; and a good level of local services such as GP surgeries, shops, post offices and access to local social activities • Likely that a specialist develop may be required – CCC happy to discuss support for this to happen 	<ul style="list-style-type: none"> • The future deficit is greatest in Hunts, South Cambs, East Cambs and City with a shortfall of between 21-45 units by 2026 projected. • Minimum land allocation of 0.5 hectares is required. • Good transport links, particularly public transport; and a good level of local services such as GP surgeries, shops and post offices • Likely that a specialist develop may be required – CCC happy to discuss support for this to happen 	<ul style="list-style-type: none"> • Combination across the county including South Cambridgeshire where there is currently only one children's home. • Due to the needs of the children, there needs to be consideration of neighbouring properties. Detached properties are therefore preferable. • Homes should be located in areas of low crime and away from hazards such as fast roads, railways and rivers. 	<ul style="list-style-type: none"> • Across Cambridgeshire located in areas of low crime and close to public transport links and community resources. • St Ives, Cambridge city, Huntingdon and Ely are identified as locations with access to a range of resources that meet diverse cultural needs. 	<ul style="list-style-type: none"> • Across Cambridgeshire • Located in safe neighbourhoods ideally with access to local services and resources

We will also consider the development of intergenerational sites where multiple requirements can be met within a greater land allocation

Achievements to Date



- ✓ Re-opened the Adult Mental Health and Autism Accommodation Framework enabling us to increase the number of providers delivering services through this approach by over 200%
- ✓ We have tendered a core and cluster type supported accommodation scheme through Adults LD Supported Living Framework and have awarded contracts to 3 schemes which will provide 18 units over the next 2 years
- ✓ Delivery of a new Extra Care Scheme in Fenland in 2027
- ✓ Children's Social Care have focused on the redevelopment of two CCC assets to meet the shortfall in Children's Residential Capacity.

Further Opportunities



1. Capital funding has been allocated within the CCC Business plan over the next 5 years. This will be used to:
 - Progress capital developments starting with site searches and feasibility studies
 - Explore incentivisation models for local RSLs
2. Review opportunities to dispose of or redevelop Council owned assets
3. Inform the review and development of Local Plans
4. S.106 opportunities within existing and new developments

Reference Slide



- Happi Principles: [HAPPI - Design - Topics - Resources - Housing LIN](#)
- REACH Standards: [REACH Support for Living - Paradigm](#)