

LDA COMMISSIONERS CONFERENCE 2026

Housing: The Journey Home

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ABOUT THE COALITION

A unified voice dedicated to ensuring people lead good lives in their own homes.



Vision: A society where people with a learning disability and autistic people live in their own homes with the support they need.



Priority: Delivering more Specialised Supported Housing (SSH) to enable community integration and hospital return.



Leadership: Chaired by Sir David Pearson (former President of ADASS).

Core Members:

National Housing Federation, LDA Housing Network, Mencap, Learning Disability England, VODG, Look Ahead, Challenging Behaviour Foundation, Bristol City Council, LGA / ADASS.

THE SCALE OF THE CHALLENGE

35,000

NEW HOMES NEEDED BY 2037

England requires 2,200 annual units. Current delivery falls far short.

4.6Y

AVERAGE HOSPITAL STAY

Lack of suitable community housing drives 50% of delayed discharges.

1,000+

IN HOSPITAL 2+ YEARS

Over 500 people have been institutionalised for 5+ years unnecessarily.

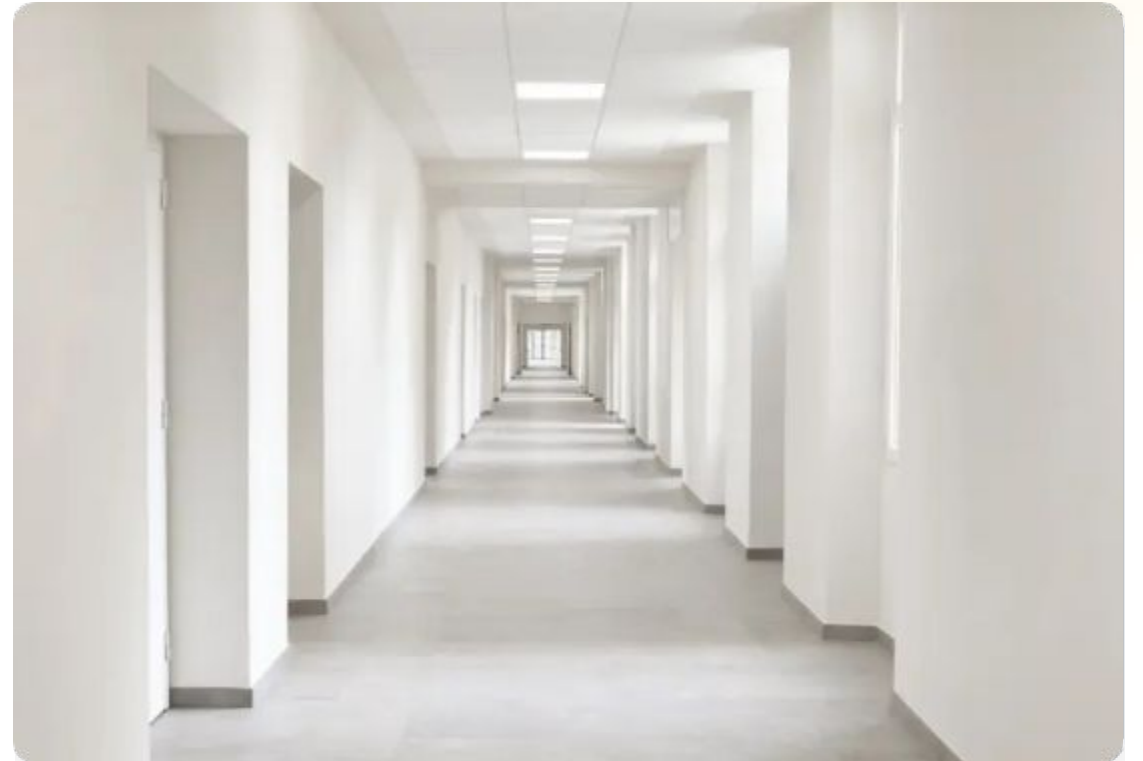
Opportunity: Shift spend from hospital beds to high-quality community living.

THE HUMAN COST OF DELAY

"I am medically ready, but I am trapped in a hospital bed because my front door doesn't exist yet."

"Every day my son stays in hospital is a day of his life on pause. We just want him home."

Every delayed home transition means a life on hold and a family under immense strain. We must end unnecessary institutionalisation.



Kasibba's Story

With thanks to Kasibba and Changing our Lives

Kasibba's Story

MARKET FAILURES & FINANCIAL GAPS

No Public Subsidy

The 'No Public Subsidy' rule forces schemes to rely exclusively on private finance, increasing lending costs and financial risk for providers.

Private Debt Burden

Reliance on private finance drives up borrowing costs. These intensive schemes become unattractive compared to general housing.

Investment Risk

Regulatory concerns and Housing Benefit uncertainty result in a real lack of private finance appetite for high-intensity developments.

Fix: Amend the Rent Standard to remove the 'no public subsidy' rule for SSH.

STRATEGIC OPPORTUNITIES – Housing



Ministry of Housing,
Communities &
Local Government

Supported Housing Regulatory Oversight Act 2023

Every local housing authority must publish a 5-year Supported Housing Strategy. A statutory duty to plan for local need.



Social and Affordable Homes Programme Flexibility

The 2026-36 programme recognises higher costs for specialised homes, offering flexible grant rates to support delivery.



Rent Standard Reform

Amending the Rent Standard to remove the 'no public subsidy' rule for SSH is essential to unlock viable, high-quality development.

STRATEGIC OPPORTUNITIES – Health and social care



Department
of Health &
Social Care

Mental Health Act 2025

Mental Health Act reforms – housing, alongside personalised support, is fundamental to Section 3 reforms



New government leadership?

Potential opportunity with a (likely) incoming Prime Minister who has expressed interest in radical reforms to both social care and housing



Policy paper

Neighbourhood health framework

Published 17 March 2026

Applies to England

Neighbourhood Health

Real investment in neighbourhood health needs to act on wider determinants – including housing, alongside health and social care

Operational Challenges



The Registered Provider (RP) Perspective

RP DEVELOPMENT REALITIES

- ✂️ **The Viability Gap:** Hard to balance high build/renovation costs with inconsistent long-term government funding.
- 📈 **Rising Costs:** Inflation has significantly increased construction prices and specialist equipment costs.
- 🏗️ **Lack of Joined-Up Planning:** Siloed planning between councils and health services prevents building in the right places.
- 🏠 **Move-on Blockages:** Shortages in general housing prevent residents ready for independence from moving out.



OPERATIONS & REGULATORY HURDLES



Staffing Shortages: Difficulty finding and retaining experienced staff for complex, high-dependency needs.



Red Tape: Administrative burden from changing building safety, energy efficiency, and health regulations.



High-Risk Support: High costs and complexity of arranging insurance and care for high-dependency residents.



Agency Friction: Coordinating housing, social care, and health remains a major barrier to effective support.

These schemes are far more intensive to develop, making them less attractive when providers need to assist as many people as possible.

BARRIERS TO INVESTMENT

2025 Provider Survey: Main barriers preventing SSH development:



We must recognise and integrate housing needs into health policy to remove these risks.

Unlocking Capacity: Removing the 'no public subsidy' clause in the Rent Standard would likely unlock a minimum of **554** new specialised supported housing units per year.

OPPORTUNITIES FOR COMMISSIONERS

 **Map 5-Year Need:** Identify demand now and for the next 5 years (including young people transitioning to adulthood).

 **Integrate Planning:** Share commissioning intelligence with local housing strategic leads to inform the new strategy, as well as to identify opportunities for land and use of existing assets. Build those local strategic relationships / pick up the phone!

 **Partner Early:** Work with RPs early to identify capacity. Partner on LA grants to stretch RP capital and keep rents sustainable. Build relationships with Housing Benefit teams to help them understand the strategic needs locally.



GET INVOLVED



Feedback: Have we identified the right priorities? Are there other national barriers to raise?



Evidence: Share quantitative and qualitative examples of how right housing saves money and improves lives to make the case to Treasury.



Community: Join the Community of Practice meeting every 2 months (hosted by LD England).



Contact: For more information, email clareskidmore@yahoo.com.



Questions?

Let's end unnecessary institutionalisation
together.

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Hosted by Learning Disability England