Specialist Supported Housing: The Journey Home



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: Co-chaired by Sir David Pearson (former President of ADASS); Viv Cooper (Founder, Challenging Behaviour Foundation) and Jordan Smith (expert by experience).

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.



THE ECONOMIC CASE: HOSPITAL DISCHARGE SAVINGS

This table shows the care cost savings accruing to the public purse from discharging someone from hospital into specialist supported housing:

	Hospital weekly costs	Specialist supported housing weekly costs	Savings per person per year (weighted average)
	Range from £3,400-£41,000	Range £5,793 - £11,969 (1:1 – 3:1 care ratios, includes £750 weekly rent assumption)	
	Weighted average (based on incidence of complexity of need) £14,652	Weighted average (based on incidence of complexity of need) £8,572	
Annual average	**£761,904 per person per year**	**£445,744 per person per year**	**£316,160**

Per 100 people discharged: saves £31.6 million per year
Per 1,500 people discharged: saves £474 million per year

MARKET FAILURES & FINANCIAL GAPS

Under current policy and regulation the market has failed to provide the homes we need.

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.

Coalition priorities

