



Housing LIN

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DCLG Supported Housing Consultation (sheltered and extra care)

Key Questions for Discussion



Question 1: Definitions

- a) Sheltered Housing definition: **what are the features and characteristics of sheltered housing and what would be the practical implications of defining it in those terms?**
- b) Extra Care definition: **what are the features and characteristics of extra care housing and what would be the practical implications of defining it in those terms?**
- c) **Is there an alternative approach to defining this stock, for instance, housing that is usually designated for older people? What would be the practical implications of defining sheltered and extra care supported housing in those terms?**



Question 2: Funding Model

- Housing costs for sheltered and extra care housing will continue to be funded through the welfare system.
- To meet the Government's objectives of ensuring greater oversight and value for money, DCLG are introducing a 'Sheltered Rent' to cover rent inclusive of eligible service charges.
- **How should the detailed elements of this approach be designed to maximise providers' ability to commit to future supply?**



Question 3: Service Charges

- Under Sheltered Rent, rent controls for sheltered and extra care housing will apply to gross eligible rent, which is inclusive of eligible service charges, through the social rent setting system. Eligible service charges are those that are eligible under welfare rules. DCLG are keen to make appropriate allowance for eligible service charges within Sheltered Rent that fairly reflects the costs of this provision, whilst protecting the taxpayer.
- **What are the key principles and factors that drive the setting of service charges (both eligible and ineligible)?**
- **What drives variations?**



Question 4: Service Charges

- DCLG are interested in understanding more about the potential use of a banded approach to reflect variety of provision across the sector.
- **How do you think this might work for sheltered and extra care housing?**



Questions 5 – 6: Service Charges

Questions for Providers:

- **On what basis do you review eligible service charges? What drives changes? How frequently are service charges reviewed?**
- **Of your service charges, what percentage is paid by:**
 - Welfare payments
 - Eligible service charge
 - Local authorities - for example, through supporting people
 - The tenant

Any other reflections on service charges?



Questions 7 – 8: Planning / Oversight

- The National Statement of Expectation encourages greater partnership working at local level regarding supported housing, including sheltered and extra care housing.
- **What partnership arrangements do you have for sheltered and extra care housing at the local level?**
- **Do you have any other views or comments on the National Statement of Expectation or suggestions for more detailed guidance which may be needed?**



Questions 9 - 10: Implementation

- Government has moved the implementation of the reform on sheltered and extra care accommodation to April 2020.
- **How will you prepare for implementation in 2020, and what can the Government do to facilitate this?**
- Deferred implementation will allow for additional preparatory measures.
- **What suggestions do you have for testing Sheltered Rent?**



Questions 11-12: Commissioning

- **How are support services predominantly in sheltered / extra care accommodation commissioned in your organisation / local area?**
 - By local authority (upper tier)
 - By local authority (lower tier)
 - Through the local NHS
 - Other (e.g. nationally).
- The Government believes the sector can play an important role in driving forward improvements in outcomes and value for money, for instance through joint commissioning and sharing of best practice.
- **What role can the sector play in driving these improvements forward?**



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Question 13: Further comments

- Any further comments on any aspect of the Government's proposals for the funding of sheltered and extra care accommodation?
- **Over to you!**



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Thank you!



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