

Supported Housing Funding – Sheltered and Extra Care Housing

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Context/Backdrop

- * Significant welfare reform – older people’s welfare reform still pending
- * Lengthy research, consultation etc.....
- * Ministerial merry go round
- * Significant ‘halt’ in development
- * Shift from residential care to extra care housing at a local level



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3 Strands for Reform

Sheltered Rent

Long term supported housing

Short term supported housing

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Sheltered Rent

Introducing a 'Sheltered Rent' from April 2020 – a type of social rent that will keep funding for sheltered and extra care homes in the welfare system and bring in proportionate cost controls (for sheltered and extra care housing)



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Long-term supported housing

Funding for other long-term supported housing remaining in the welfare system – with a commitment to the sector to work to deliver improved cost control, quality and outcomes (e.g. such as housing for those living with a disability, or those with mental ill health).



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Short-term supported housing grant

Short-term supported housing grant: short-term accommodation to be funded and commissioned by local authorities through a ring-fenced grant from central government from 2020 (e.g. crisis or transitional accommodation, such as homeless hostels or domestic abuse refuges).



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Strategic Plans

Local Planning and commissioning to be improved – wide range of partners - linked to local payments.

Move for all localised funding to the ‘upper tier’ – links to SP/preventative spend

Draft National Statement of Expectation, and outlines for local level strategic planning – part of the consultation



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What is NOT happening

- * Application of Local Housing Allowance to supported housing
- * April 2019 implementation – pushed back to April 2020



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Why sheltered rent?

- * Proportion of sector – 71%
- * Growth predictions – 35% by 2030 (to 625K)
- * Security of funding required – so keeping in welfare system
- * VFM – social regulator oversight
- * Recognise role of sheltered in working age residents

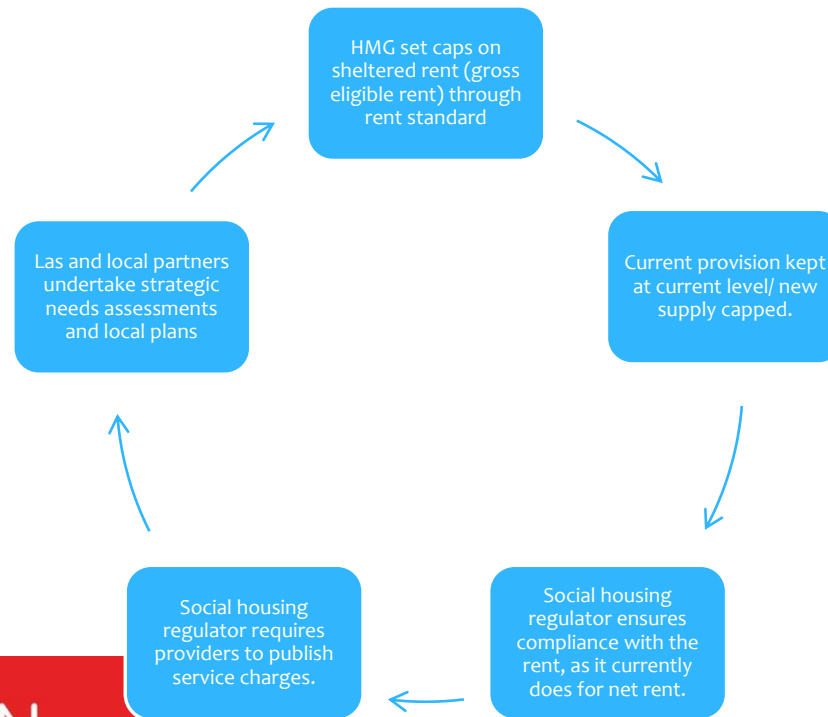


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Cost Control and Value for Money Assertions for sheltered rent



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Proposals

- * Existing Supply will come in at existing level – clarification?
- * New supply capped at ‘Sheltered rent’ level from April 2020
- * Formula to be developed for sheltered rent
- * Banded approach – could be an option



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The formula – due for further consultation

Sheltered Rent = (Formula Rent +/- 10% flexibility for supported housing) + (£x for eligible service charge) up to a level of £Y)

Key points to discuss – What is an ‘appropriate allowance’ for eligible services? What drives variation in sheltered and extra care? What would ensure that it was fair? Would banding work?



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More questions re sheltered rent

- * Only apply to sheltered/extra care where rent to date has been set at social or formula rent
- * New rent standard from April 2020
- * Q's over how return to CPI + 1% will apply to sheltered
- * Regulator will regulate gross eligible rent and monitoring and compliance – but what about non registered provision?



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Timeline

- * No formal implementation until April 2020
- * No reference to ‘shadow’ period – but recognition of time for ‘smooth transition’
- * Sheltered rent due for consultation ‘later in year’



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Keep in touch!

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