

Background Paper - Supported Housing (Exempt Accommodation) Sector

Background

The regulation, governance and oversight of supported housing sector has been a long anticipated and eagerly awaited since the initial proposals mooted in 2015 Comprehensive Spending Review. Accommodation costs for supported housing have been largely met of Housing Benefit budgets in the form of specified supported exempt accommodation rents. Costs cover core rents and service charges associated with intensive housing management. In 2015 the sector was estimated to cost over £4bn consisting of 650,000 units of specialist accommodation with around two thirds consisting of housing for older people in addition to a range of other different client groups as illustrated in figure 1 below:-

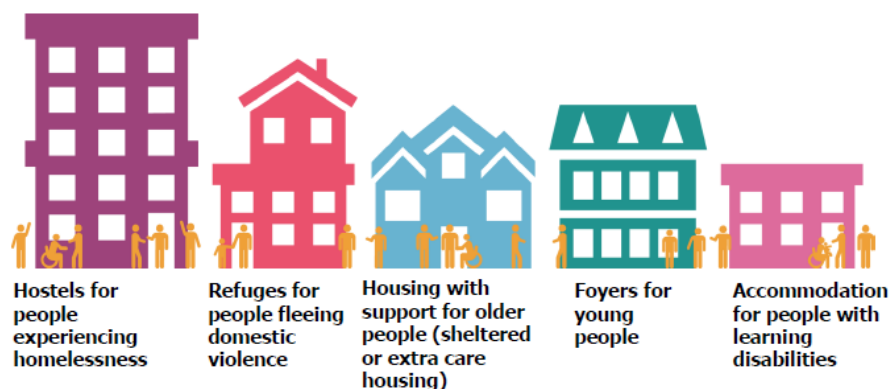


Figure1: Illustration by Homeless Link

Since 2015 a series of government consultations led by MHCLG undertaken and completed resulting in the following direction of travel:-

- A decision in 2018 to continue financing the housing costs out of the benefits system principally housing benefit following a climb down from a local authority commissioned funding model supported with standard rates of housing benefit
- The publication of a draft National Statement of Expectations in published in October 2017
- A commitment to introduce more local models of governance and oversight of the sector

With regards to oversight and governance MHCLG are exploring six options:-

1. Sector-led accreditation and benchmarking schemes
2. Increased rigour on Housing Benefit eligibility and charges
3. Reform Housing Benefit support exempt & supported accommodation eligibility criteria
4. Local authority licensing schemes
5. Local authority strategic planning, supported by a National Statement of Expectation
6. Enhanced regulation by the Regulator of Social Housing (currently Homes England)

The reversal of proposed changes to the funding of supported housing should not be taken as a disincentive to involve non-commissioned providers and their residents in processes of engagement. Local research commissioned by Birmingham Adult Safeguarding Board has highlighted particular concerns and considerations around supported housing in Birmingham. This qualitative research has been well received by MHCLG who have also recognised that Birmingham's sector is significant in size has referral routes which span from agencies e.g. National Probation Service (NPS), Community Rehabilitation Companies (CRCs) and is accessed beyond the boundaries of the city.

Birmingham's Supported Exempt Sector

At present there is limited quantitative evidence particularly where services are not commissioned by the city council available on the scale, costs and diversity of provision the sector covers. A snapshot of HB exempt accommodation claims indicated in the region of 11,500 (December 2017). Of this total provision which the city has commissioned support to be provided covers 1750 units of accommodation which equates to 15% of the sector.

This includes the following mix of accommodation:-

▪ Refuge	145 units
▪ Immediate Access Accommodation for Single Homeless Adults (over 25s)	654 units
▪ Single adults with complex needs (over 25s) short and medium term	119 units
▪ Adult Offender accommodation	127 units
▪ Immediate Access supported housing for young people (16-24)	115 units
▪ Step Down supported housing for young people (16-24)	430 units
▪ Young offenders accommodation	20 units

The remaining 85% of exempt accommodation providers includes temporary accommodation provided by social landlords (including BCC), the charitable sectors, most recently increasing in volume Registered Providers (RPs) that are covered by the governments housing regulator Homes England.

RPs managing and owning stock in the exempt accommodation sector have been noted as increasing in size include: Sustain UK; New Roots; Prospects Housing; Freedom Housing (previously known as Expectations UK); Trinity Housing; 3CHA. The overall footprint of the provision by local Birmingham districts (Parliamentary Constituencies) is shown in figure 2 below:-

Figure 2: Constituency footprint of the Exempt Accommodation.

Housing Benefit Specified Supported Exempt Accommodation Claims – by constituency	
Perry Barr	1900
Sutton Coldfield	206
Erdington	2032
Ladywood	2564
Hodge Hill	666
Yardley	671
Hall Green	1196
Edgbaston	967
Northfield	491
Selly Oak	870

Appendix 1 includes numbers of claims by Birmingham Wards and appendix 2 has Birmingham 2018 Ward Boundary Map

Appendix 1: Supported Exempt Accommodation Sector, 2017 Claims by Birmingham Ward

Ward Name	Number of Claims
Acocks Green Ward	198
Allens Cross Ward	4
Alum Rock Ward	279
Aston Ward	474
Balsall Heath & Cannon Hill Ward	339
Bartley Green Ward	95
Billesley Ward	70
Birchfield Ward	487
Bordesley & Highgate Ward	380
Bordesley Green Ward	244
Bournbrook & Selly Park Ward	265
Bournville & Cotteridge Ward	132
Brandwood Ward	80
Bromford & Hodge Hill Ward	100
Castle Vale Ward	47
Edgbaston Ward	78
Erdington Ward	151
Frankley Ward	22
Garrett's Green Ward	60
Glebe Farm & Tile Cross Ward	33
Hall Green North Ward	11
Hall Green South Ward	11
Handsworth Ward	379
Handsworth Wood Ward	277
Harborne Ward	224
Hawkesley Ward	10
Heartlands Ward	15
Highter's Heath Ward	46
Holyhead Ward	165
King's Heath Ward	83
King's Norton Ward	13
Kingstanding Ward	79
Ladywood Ward	225
Lozells Ward	398
Monyhull Ward	93
Moseley Ward	192
Nechells Ward	180
Newtown Ward	509
Northfield East Ward	67
Northfield West Ward	102
Oscott Ward	48
Perry Beeches Ward	90
Perry Common Ward	59
Perry Hall Ward	63
Pype Hayes Ward	43

Appendix 1: Supported Exempt Accommodation Sector, 2017 Claims by Birmingham Ward

Ward Name	Number of Claims
Quinton Ward	159
Rednal & Rubery Ward	102
Saltley Ward	126
Shard End Ward	10
Sheldon Ward	14
Short Heath Ward	266
Small Heath Ward	140
Sparkbrook Ward	340
Sparkhill North Ward	96
Sparkhill South Ward	112
Stechford East Ward	55
Stechford West Ward	125
Stirchley Ward	179
Stockland Green Ward	936
Summerfield Ward	536
Sutton Boldmere Ward	65
Sutton Four Oaks Ward	13
Sutton Maney Ward	11
Sutton Parkside Ward	13
Sutton Roughley Ward	39
Sutton Walmley & Minworth Ward	39
Sutton Wylde Green Ward	26
Tyburn Ward	455
Tyseley Ward	56
Ward End Ward	27
Weoley Ward	154
West Heath Ward	23
Winson Green Ward	439
Yardley East Ward	9
Yardley West Ward	78

Annual Caseload Statistics (Revenue and Benefits)

Year	Date of snapshot	Private Tenancy cases (Reg 13)	Registered Provider Cases	Total
2016-2017	March 2017	1,124	10,331	11,455
2017-2018	February 2018	1,248	10,080	11,328
2018-2019	October 2018	1,180	10,560	11,740

Appendix 2: Birmingham 2018 Ward Map

