

Specialised supported housing

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- **Golden Lane Housing and Learning Disability and Autism Housing Network**
- **Operating Environment**
- **Supported Housing Sector**
- **Providing sustainable supported housing**
- **New Supported Housing Regulation**





Operating Environment – Supported Housing

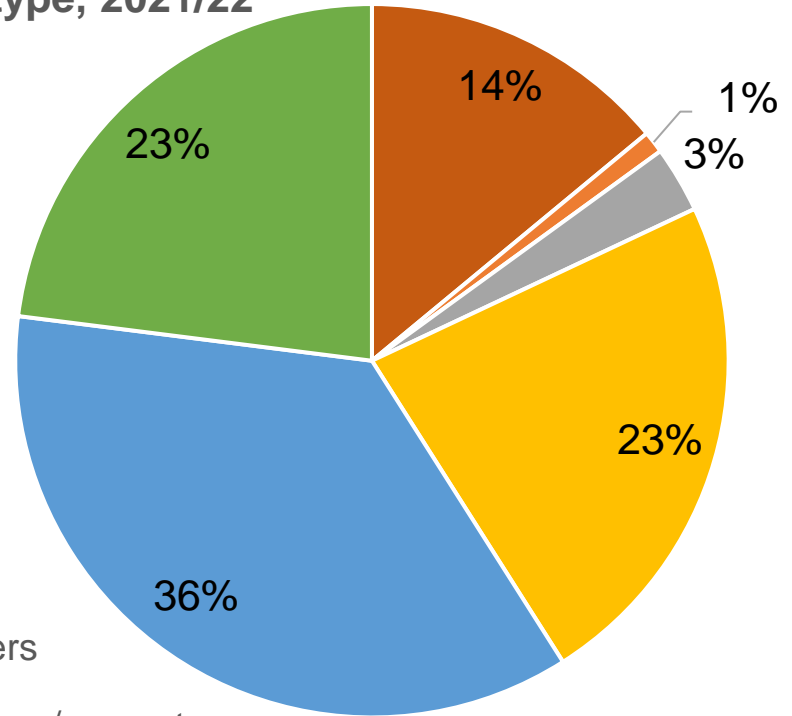
- Demand outstripping supply
 - 35,000 learning disability supported housing





Accommodation status of people aged 18+ with learning disabilities/autistic people in receipt of funding, by accommodation type, 2021/22

- Residential care
- Nursing care
- Shared Lives (adult placement)
- Supported housing/supported living
- Living with family/friends/informal carers
- Living in mainstream housing with a care/support package



Operating Environment – Supported Housing

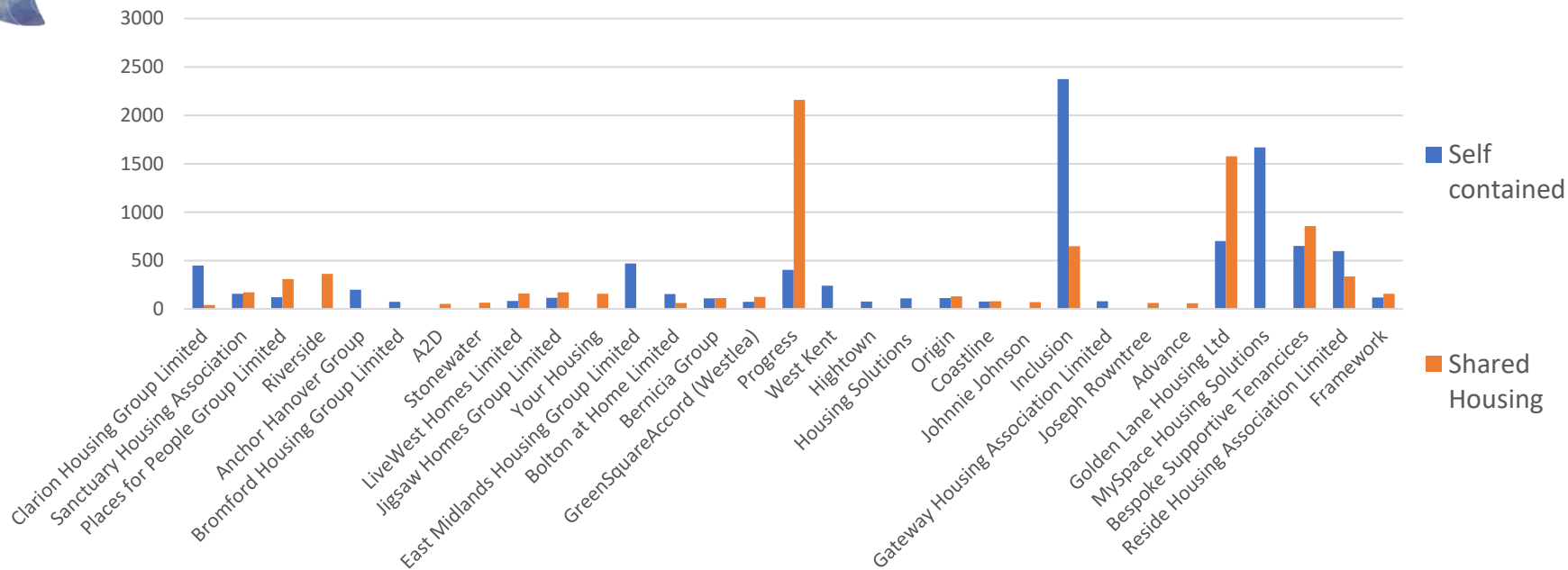


- Demand outstripping supply
 - 35,000 learning disability supported housing
 - 80% Housing Associations; 66% shared, 44% self contained; 56% Specialised Supported Housing
 - 1,800+ pa new learning disability homes
- Lower margins and higher risks for providers
- Reputation of parts of the sector
- Sector shrinking
- Fragmentation - number, size, spread



Fragmented Sector

1000 unit+ Providers of Specialised Supported Housing ranked by overall size in 2021 (Largest to left) (Source: Housing LIN/ LDAHN Report)





Specialist Compliant Providers

- Long standing 20 years +
- Mix of owned, leased, shared ownership
- Some support providers
- Recent upgrading
- Members of network





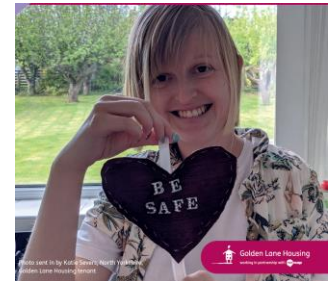
Specialist Non-compliant Providers

- 7-25 years
- Long lease model
- Conflict of interest issues
- Majority <1000 units



The role of housing association sector

- Help local authorities' **strategic plans** to deliver quality solutions and value for money
- Purchase, new build and leasing **solutions** (<3 yrs,3-10yrs,10-30yrs)
- **Specialist services** – focus on wellbeing, involvement and scrutiny
- Evidence how supported housing can deliver **quality of life** and cost savings
- **Partnerships** between larger housing associations, specialist providers and support providers
- Active engagement with councils to **develop new housing** and share risks
- Needs **Sustainable funding** – capital grant and revenue





Sustainable Funding

Capital Funding models

Public

- Affordable Homes Programme
- Care and Support Specialist Housing Fund
- NHS England

Private

- Bank and Building Society
- Bond Market
- Long leases – social and private (e.g. Real Estate Investment Trusts)





Sustainable Funding

Revenue – Rent Regime

Public funded

- Social Rents – low cost rent formula
- Affordable Rents - 80% market rent formula
- Specialised Supported Housing Rents (loan or charge) – ‘uncapped’ under DWP exempt rents rules

Private funded

- Specialised Supported Housing Rents - Regulator rules
- Exempt rents – DWP housing benefit rules



Specialised supported housing

Guidance for local government and NHS commissioners



Sustainable Funding

Specialised Supported Housing Rents

- Flexibility offered in relation to capital cost, rent and speed of delivery
- Exception created in 2002

Criteria

- Commissioned
- Rents agreed by commissioner
- High levels of support (equivalent to care home)
- Grant – loan, charged or negligible uncharged grant





Sustainable Funding

Development

- High spec new build / extensive remodelling
- Additional space for communal areas/ support staff
- Specialist equipment
- Fire safety
- Decarbonisation

Housing and Property Management

- Intensive management
- Higher wear and tear
- Compliance – Fire, Water Safety, Lifts
- Higher voids
- Service Charges – council tax, communal costs





Sustainable Funding

Rent Setting

- Loan/Lease charge
- General and Specialist Housing Management
- Maintenance – responsive, planned, compliance
- Voids - nomination arrangements
- Service charges (eligible and non-eligible)
- All rents need to be discussed and supported by Housing Benefit





Supported Housing Regulation

Supported Housing (Regulatory Oversight) Act 2023

CONTENTS

Admin, strategy and standards

- 1 Supported Housing Advisory Panel
- 2 Local supported housing strategies
- 3 National Supported Housing Standards

Licensing

- 4 Licensing regulations
- 5 Further provision about licensing regulations
- 6 Consultation
- 7 Local housing authority functions

Planning and homelessness

- 8 Planning
- 9 Homelessness

Information

- 10 Sharing of information relating to supported exempt accommodation
- 11 Use of information obtained for certain statutory purposes

Interpretation and final provisions

- 12 Meaning of "supported exempt accommodation"
- 13 Other interpretation etc
- 14 Commencement, extent and short title

- New Supported Housing Regulation
 - National Standards
 - Licensing
- Social Housing Act
 - Enhanced regulator powers
 - Tenant Empowerment
 - Housing Ombudsman new powers

**Social Housing
(Regulation)
Act 2023**



A LIFELINE FOR LIFETIME INDEPENDENCE

Focus on Consumer Standards

Understand the diverse needs of tenants, including those with additional support needs

Ensure that communication and information is clear, accessible and appropriate to the diverse needs of tenants

Ensure landlord services are accessible and published to tenants

Focus on Consumer Standards



Standards for social housing tenants:

Rules about homes and services tenants can expect from landlords when they live in social housing



Tenant Satisfaction Measures

How you can see how well a social housing landlord is doing



Tenant Involvement

Tenant Involvement
Information Pack



Golden Lane Housing

How you can get involved



Tenant Involvement
at Golden Lane Housing

Images by Photomix/istock



More Voices,
More Voices

Repairs
Group



Complaints
Group

Survey
Group



Tenant Interview
Panels



Dixie's
Detectives

 **Golden Lane Housing** @GoldenLaneHouse · Apr 26
Kelly, #GLH Tenant Complaints Representative, visited our Manchester office this week to learn more about the tenant journey through complaints. 🐾 Kelly said: "The visit went great. I enjoyed everything about the day! It was lovely to meet everyone."

Thank you Kelly!

#UKhousing





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