

Bath & North East Somerset Council		
MEETING:	Planning, Housing & Economic Development Policy Development & Scrutiny Panel	
MEETING DATE:	15 th January 2019	EXECUTIVE FORWARD PLAN REFERENCE:
TITLE:	Supported Housing Options & Assistance	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Appendix 1: Table of Supported Housing Options & Assistance		

1 THE ISSUE

- 1.1 The Council, working with partners, ensures the provision of a wide range of supported housing schemes and assistance designed to provide high quality housing solutions for vulnerable residents. The schemes are directly provided by the Council, or more usually commissioned by the Council and delivered by partners. Many of the schemes have a targeted client group, such as: young people; older people; learning disability; rough sleepers etc. Other schemes are less specific and may assist anyone who is homeless or are low-income homeowners.
- 1.2 This briefing paper provides the Panel with an overview of the schemes available and their target client group.

2 RECOMMENDATION

The Panel is asked to;

- 2.1 Note the comprehensive range of supported housing and assistance available within the district for vulnerable residents.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 This report is for information only, and as such, there are no financial implications arising from this briefing.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 There are a number of statutory considerations that underpin the provision of housing options and supported housing for vulnerable people, including, but not limited to:
- (1) The [Housing Act 1996](#), the [Homelessness Act 2002](#) and the [Homelessness Reduction Act 2017](#), all place significant statutory duties on local housing authorities (the Council) to ensure that advice, assistance and other housing duties are available to households who are homeless or threatened with homelessness.
 - (2) The [Equality Act 2010](#) places a range of obligations on the Council including the public sector duty which requires the Council to have 'due regard' to the need to eliminate the types of conduct which are prohibited under the Act and to advance equality of opportunity and foster good relations between people who have particular protected characteristics and people who don't.
 - (3) The [Housing Grants, Construction & Regeneration Act 1998](#) and the [Regulatory Reform \(Housing Assistance\) \(England and Wales\) Order 2002](#) provide further duties and powers to provide housing grants and assistance to eligible households.
 - (4) In addition there are other corporate statutory considerations such as, crime and disorder, safeguarding and public health.

5 THE REPORT

- 5.1 The Council, working with partners, ensure the provision of a wide range of supported housing schemes and assistance designed to provide high quality housing solutions for vulnerable residents. This ensures that residents with specific housing needs are not excluded from securing suitable housing or are able to continue to remain in their own homes, rather than move to alternative specialist housing.
- 5.2 The provision can be usefully split into the following groups, albeit with some overlap:

(1) Supported Housing Schemes

These are housing schemes that provide on-site support in addition to accommodation. The scheme is usually targeted towards a specific client group, such as, young people, rough sleepers etc. Examples of these schemes include: The Foyer Project; Dartmouth Temporary Accommodation Scheme; Platform for Life etc.

The support is usually funded in one of three ways: through an additional charge on the rent and paid by the tenant, usually via housing benefit; paid for

directly by the Council to the provider; or paid as part of the rent. The latter can usually only be achieved through upfront capital investment by the Council, so that the rent is not used to service purchase debt. An example of this arrangement is Platform for Life. This scheme used a successful bid for Government funding to purchase 5x shared properties for young people. As there is no debt to service the rent can be used solely for support, property maintenance and management costs.

(2) Non-supported Housing Schemes

These are housing schemes designed and targeted towards a specific client group, but without on-site support. The occupier may already be receiving support through existing mechanisms. Many of the learning disability schemes follow this model.

(3) Other forms of assistance

This includes all other non-scheme based housing support. Examples include help and assistance (including financial support) for homeless households to securing suitable accommodation and also to enable vulnerable residents to continue to live in their own homes.

5.3 The full range of schemes funded, or commissioned by the Council, is detailed in appendix 1.

5.4 It is worth noting that confidence in the supported housing development had significantly declined following uncertainty created in November 2015 when the Government announced that all housing benefit, including for supported housing schemes, would be capped at Local Housing Allowance rates from 2018. This had the potential to make most schemes financially unviable. Indeed in response to a national survey 95% of supported housing providers said they would be forced to wind up schemes if the policy was introduced in full. Following formal consultations the Government announced in August 2018 that all supported housing schemes would continue to be funded by welfare system. This is welcome news and has now removed some of the uncertainty over the future of supported housing schemes.

6 RATIONALE

6.1 None. No recommendations made, other than noting of report.

7 OTHER OPTIONS CONSIDERED

7.1 None. Report for information only.

8 CONSULTATION

8.1 None. Report for information only.

9 RISK MANAGEMENT

A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

Contact person	Graham Sabourn, Head of Housing (01225 477949) Ann Robins, Team Manager (Housing Strategy & Performance) (01225 396288)
Background papers	None
Please contact the report author if you need to access this report in an alternative format	