



Housing LIN

Connecting people, ideas and resources



Funding supported housing for all

Specialised Supported Housing for people with a learning disability

**Rod Dugher
Head of Housing
Golden Lane Housing
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The Context

- **2011 – consultation ‘Housing Benefit Reform – Supported Housing –** the Government first explores the idea of a local pot
- **Autumn Statement 2015**, Government announces intention to apply the LHA to social rents, including supported housing – LHA cap
- **November 2016** – consultation on funding changes for supported housing
- **December 2016** – APPG on supported housing
- **December 2016** - DWP/CLG Select Committee Inquiry into the future of supported housing
- **Spring 2017** - CLG/ DWP conduct a series of task & finish groups to explore the proposals further Mencap decided to commission research looking at a particular part of the sector – Specialised Supported Housing
- **October 2017** – Government announces that the LHA cap will not apply to supported housing. The Government also announces that **long-term supported housing** will continue to be paid via the benefit route but new regimes for short term and sheltered housing



The Research: Key questions

- Scale of Specialised Supported Housing
- Who provides it
- How many people live there
- Costs
- Value for money
- Future demand





Specialised Supported Housing – what do we mean?

- *A scheme offers a high level of support for clients, for whom the only acceptable alternative public or voluntary sector options are care homes, and*
- *No, or negligible, public subsidy has been received, whether in the form of grant or free land, and*
- *A scheme has been commissioned in line with local health and social services strategies and priorities.*

....we are really talking about people's homes



Headlines

- Approx. 80% are people with learning disabilities
- 80%+ have 24/7 or high care packages
- 75%/25% shared/self contained housing
- 60% of Registered Providers also provide other types of housing





Headlines



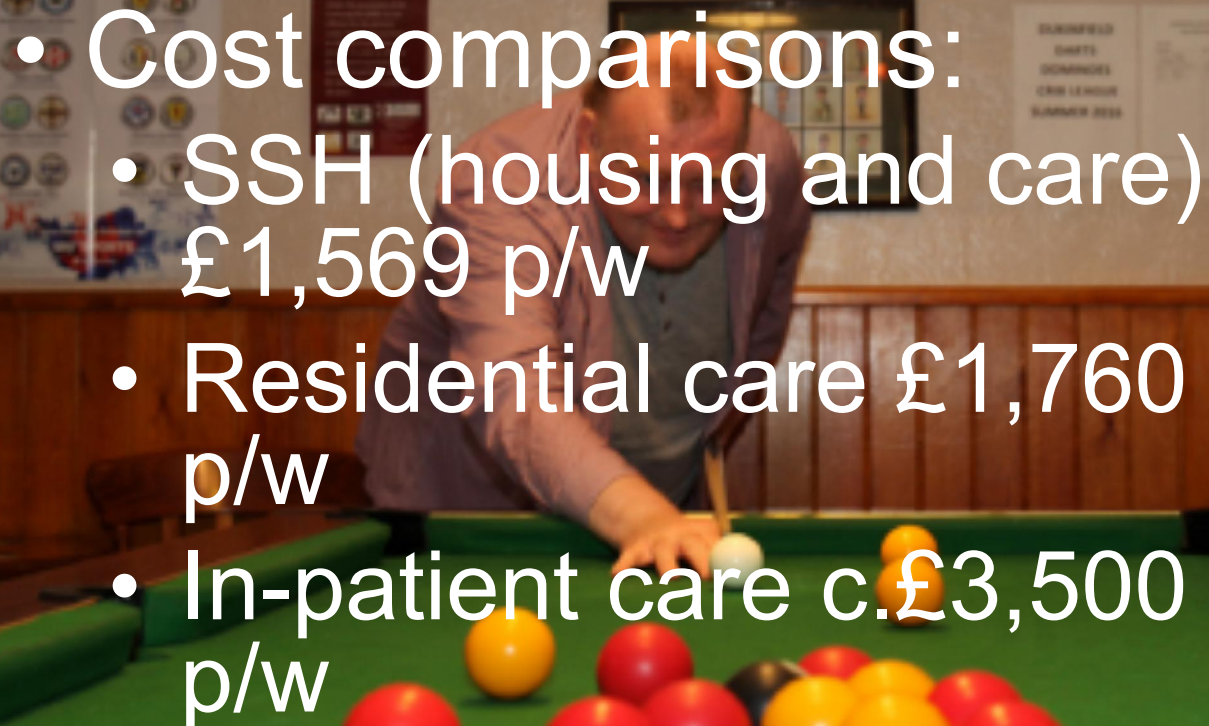
Cost: Average weekly total rent and service charge £235.39

Cost affected by:

- absence of public capital funding.
- need for housing in a very specific location
- greater degree of adaptations and space requirements
- additional design features and fittings
- amount of space needed for a support team



Headlines

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- A photograph of a man in a purple shirt leaning over a pool table, preparing to take a shot. The pool table has a green felt top and several colorful balls (red, yellow, black) are scattered on it. The background shows wood-paneled walls with various posters and notices.
- Cost comparisons:
 - SSH (housing and care) £1,569 p/w
 - Residential care £1,760 p/w
 - In-patient care c.£3,500 p/w



England wide estimates

- Scale: 22,000 – 30,000 units
- Overall cost: £265m p/a (Housing Benefit)
- Future demand: 29,000 – 37,000 units by 2027/28





What difference does it make?

- Case studies and other evidence:
 - greater independence
 - better health
 - learning new skills
 - improvements to living space/adaptations
 - more involvement in the local community
 - improved social life





Considerations

- Maintaining investment in housing
- Meeting future housing costs
- Demand is increasing
- Value for money
- Understanding this sector further



Mencap's recommendations

1. SSH should be seen as a means for **greater investment** into supported housing
2. SSH should form part of **supported housing plans** by LAs – used in a strategic way
3. There needs to be a **guarantee that housing costs will continue to be met** in full by Housing Benefit, and in future Universal Credit
4. There needs to be more expertise among local authority commissioners and Housing Benefit teams about SSH, to ensure **value for money** is always delivered
5. To ensure **appropriate regulatory oversight** of the SSH sector and all SSH providers be subject to the same regulatory scrutiny



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