

HOUSING LIN POLICY BRIEFING

The Housing Corporation's Housing for Vulnerable People Strategy – Investing in independence

The Housing Corporation published their first vulnerable people strategy in 2005. In 2006/08 £385 was invested in housing for vulnerable people which almost doubled the investment in previous years. The Strategy published in July 2007 sets out how the Corporation will work with Housing Associations local regional and national government, the third sector and others to ensure that the needs and aspirations of vulnerable people are met. It can be found at www.housingcorp.gov.uk

Groups considered to fall under the heading 'vulnerable people' may include, but are not limited to:

- Homeless families with support needs
- Offenders and people at risk of offending
- Older people with support needs
- People with alcohol problems
- People with drug problems
- People with HIV or AIDS
- People with learning disabilities
- People with mental health problems
- People with physical or sensory disabilities
- Refugees
- Rough sleepers
- Single homeless people with support needs
- Teenage parents
- Women at risk of domestic violence
- Young people at risk
- Young people leaving care

Delivering the Strategy

The strategy sets out a clear set of priorities to ensure the development and provision of high quality buildings and services that meet the needs of vulnerable people, in line with government policy objectives. These include:

Quality and design Invest in schemes that provide quality and control to vulnerable people as they seek to live independently, maintain their tenancies and enjoy a good quality of life	<p>Disseminate the findings and good practice from existing Innovation and Good Practice (IGP) projects and encourage future IGP proposals that benefit vulnerable people.</p> <p>Publish a design guide for supported housing.</p>
Communities and local control Respond to and support the local authority's role to identify demand and offer choice to vulnerable people.	<p>For the 2008/11 National Affordable Housing Programme (NAHP) only invest in schemes which meet needs identified in relevant strategies, including local authority and regional Supporting People strategies and health strategies.</p> <p>Work with local authorities and regional bodies to promote the identification and expression of needs and priorities for housing for vulnerable people in appropriate strategies, for example in Local Area Agreements.</p> <p>Jointly with Communities and Local Government, we will develop good practice guidance for regional bodies on the inclusion of housing care and support needs in regional housing strategies.</p>
Mixed and sustainable communities Encourage the provision of support services to people living in general needs housing, promoting independence, social inclusion and preventing homelessness	<p>As part of the bidding guidance for the 2008/11 NAHP ask providers to ensure where appropriate that the needs of vulnerable people are met in general needs housing</p>

	<p>A commitment to work with associations promoting tenancy sustainment measures and support vulnerable people as part of the strategy Tackling Homelessness</p> <p>Carry out a regulatory thematic review to assess how well housing associations meet the needs of vulnerable people within their general needs stock.</p>
<p>Independence choice and control</p> <p>Support measures that empower people to exercise choice including, where relevant, the purchase of their own support and care services.</p>	<p>Work with Government to further the objectives of the social care Green Paper '<i>Independence, Well-being and Choice</i>', <i>Improving the Life Chances of Disabled People</i> and the Supporting People Strategy including the use of individual budgets</p>
<p>Move-on</p> <p>Support and promote measures that assist vulnerable people securing appropriate move-on accommodation from supported housing.</p>	<p>Promote move-on as part of the NAHP Prospectus 2008-11; and expect bidders for new supported housing to develop a strategic approach to move-on.</p> <p>Promote the value and need for investment in one-bedroom general needs properties as move-on accommodation from supported housing.</p> <p>Continue work identified in the tackling homelessness strategy to:</p> <ul style="list-style-type: none"> • promote the expectation that housing associations include move-on in lettings and allocations plans, including in choice-based lettings (CBL) schemes; • carry out research to understand barriers faced by vulnerable people accessing CBL schemes; and • promote use of the private rented sector in widening the options for move-on.

Ensure a close fit between the Corporations capital funding programmes, CLG's Supporting People programme, and other funding programmes.

<p>Meeting housing needs Ensure that the investment programme can be readily accessed by schemes that meet agreed funding criteria.</p>	<p>In 2006/08, funding of Supported Housing schemes and housing for older people amounted to 10% of the NAHP. Subject to receiving suitable bids, they are keen to see this proportion maintained</p> <p>Autumn 2007 publish NAHP 2008/11 prospectus and bidding guidance</p> <p>Ensure that the bidding requirements for partners and specialist bidders are clear and proportionate</p> <p>Encourage bids for supported housing schemes from both RSL's and non RSL's</p> <p>Find new ways to encourage non-RSL's to bid for the provision of housing for vulnerable people in the 2008/11 NAHP</p>
<p>Innovative funding solutions Promote joint funding with other capital programmes seeking to provide housing solutions for vulnerable people</p>	<p>The 2008/11 NAHP prospectus and bidding documents will include potential joint and individual capital funding opportunities for supported housing. Availability of funds will be dependent upon the spending review 2007</p>
<p>Capital and revenue Explore ways to better align the revenue and capital funding streams for housing for vulnerable people</p>	<p>Work with the Supporting People team at CLG to produce a joint statement of the links between revenue and capital funding regimes</p> <p>Develop a pilot capital/revenue protocol between the Housing Corporation and a local authority</p>

<p>Disability equality</p> <p>Simplify arrangements for providing adaptations that can help a tenant remain in their own home.</p>	<p>Work with Government to implement the outcome of the review of the Disabled Facilities Grant system.</p> <p>Work with Government to implement the outcome of its Independent Living Review for disabled people</p> <p>Promote the Corporations expectations of housing associations under its disability duties.</p> <p>Encourage best practice and co-operation between housing associations, local authorities and other agencies.</p>
<p>Planning</p> <p>Explore how Section 106 and growth areas can better serve the needs of vulnerable people</p>	<p>Work with CLG and others to promote the needs of vulnerable people in current and planned communities</p>

Help Housing Associations and others to identify and effectively manage the risks they may face in relation to the provision of housing for vulnerable people

<p>Targeted regulation</p> <p>Target regulatory effort at those most at risk.</p>	<p>Lead Regulation teams will continue to assess funding and performance data to identify those associations most at risk.</p>
<p>Risk management</p> <p>Signpost best practice responses to the management of risk within the provision of housing with support and care services</p>	<p>Revise the Risk Management Toolkit for housing associations involved in housing with care and support published in July 2005.</p> <p>Work with CLG and its Supporting People Value Improvement Programme to promote understanding of the risk impacts of commissioning decisions on RSL stock and the Corporations capital programme</p>

Minimize regulatory overlap Identify and reduce areas of duplication in the regulatory framework	Implement the findings of the Elton Review of RSL regulation Publish a memorandum of understanding with the Commission for Social Care Inspection (CSCI)
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Continue to contribute to the development of housing policy and programmes for vulnerable people.

Best practice Commission and disseminate knowledge and expertise about best practice in housing for vulnerable people	Identify existing best practice and work with partners to commission the development of innovative practice (see also Quality and Design above) Implement an Equalities Impact Assessment of this strategy
Analysis and evidence Use market intelligence to inform policy makers of ways to improve outcomes for vulnerable people, and help model the likely impact of changes to policies and programmes.	Continue to analyse data sources and evidence to inform policy and delivery of housing for vulnerable people
Influencing Provide advice to government and others about the development and implementation of programmes that involve housing, care and support and vulnerable people	Work with Government to further the aims of key strategies such as Supporting People and Valuing People

Work with a wide variety of organizations and experts

Understanding the sector Maintain understanding of the operational context for housing associations and other providers of support and Supporting People authorities.	Field regulation and investment teams will keep in close contact with providers and the knowledge they acquire will inform policy making and advice to Government
Informed by the sector Be informed by a wide network of contacts within Whitehall and at regional level including providers, clients and service users.	Continue to use the expert Vulnerable People Board Advisory Group

Issues for commissioners or providers

Below are some issues for commissioners and providers of housing, care and/or support for older and vulnerable adults.

- The importance of move-on accommodation and specifically investment in one-bedroom general needs provision
- How well housing associations meet with needs of vulnerable people living in general needs accommodation including tenancy sustainment
- The role of the private sector as a developer and provider of supported accommodation and also of move-on accommodation
- The need for identification of local needs in relevant strategies – NAHP will only fund schemes where there is clearly identified and evidenced need
- Cross sector working at national, regional and local level to bring together the planning and commissioning of housing care and support services
- Identifying other capital funding streams and promoting joint working
- The importance of providing housing care and support services as part of the wider agenda for sustainable communities

Other useful information

- Connecting Housing to the Health and Social Care Agenda - a person centred approach at:
www.icn.csip.org.uk/housing/index.cfm?pid=516&catalogueContentID=2333

Other Policy Briefings published by the Housing LIN:

All documents are available from the Housing LIN website at www.icn.csip.org.uk/housing, under Briefings in the A - Z

1. DH White Paper Our Health, Our Care, Our Say
2. Individual Budgets
3. Wanless Social Care Review- Telecare and Older People
4. Long Term Conditions and the Wider Policy Context
5. Disabled Person (Independent Living) Bill
6. Learning Disability & Housing
7. Local Government White Paper - Strong and Prosperous Communities
8. Disabled Facilities Grant
9. Mental Capacity Act
10. Commissioning Framework
11. Prevention of Homelessness
12. Improving Access to Services by Homeless
13. New Health & Social Care Structures
14. Local Area Agreements
15. Homes for the Future: Housing Green Paper
16. DCLG Strategy for Supporting People
17. The Future of the Code for Sustainable Homes