

Everyone needs a place to call home

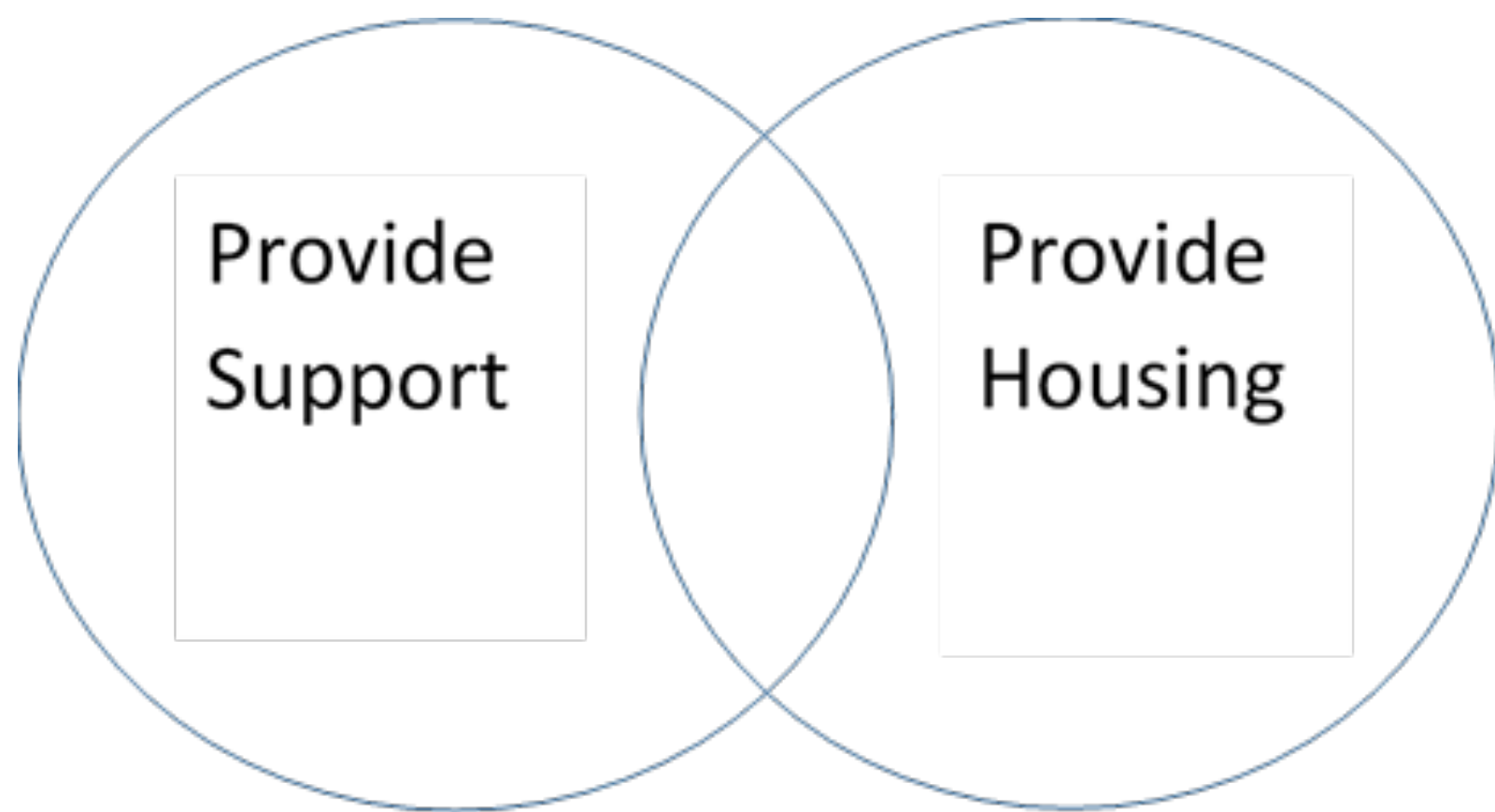


Maria Mills



Diane French

VODG Conference 2019

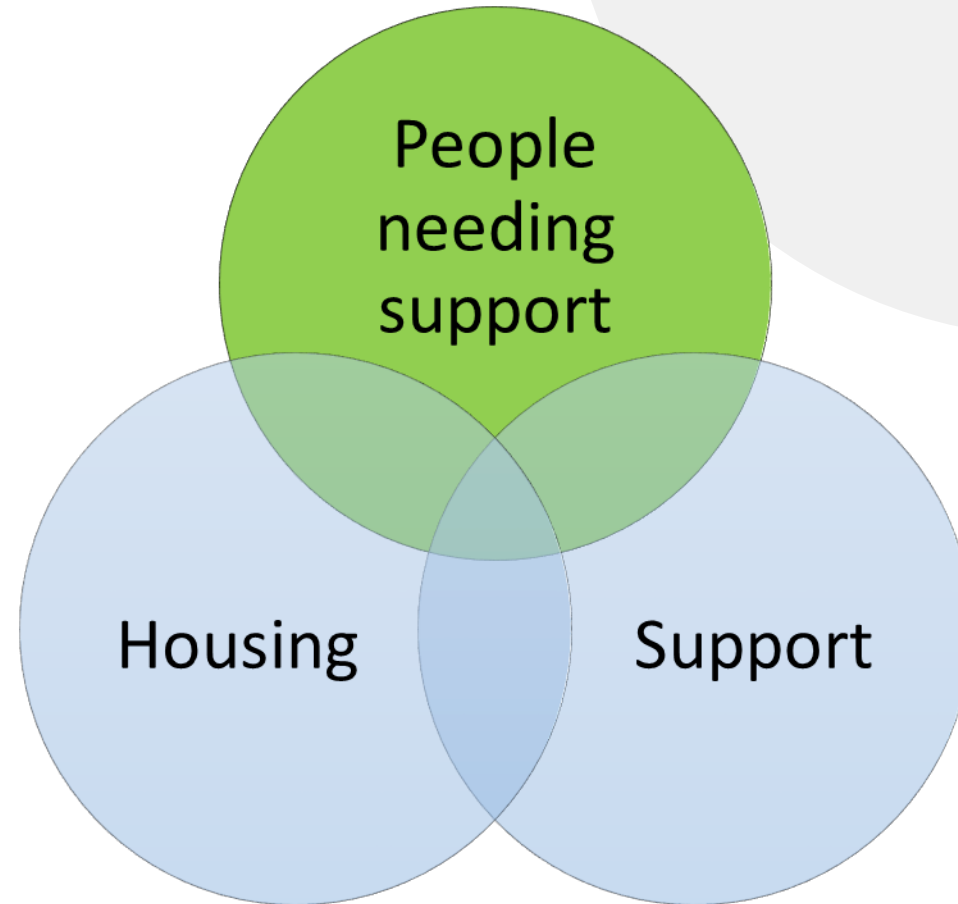


On tables:
What are your housing
issues?

These were mine

- Fragmented Voice - Housing and Social Care must speak together
- Supply: Housing provision and Quality
- Capital funding – the good, the bad, the ugly
- The paperwork trail
- Changing models and theories of Social Care
- Regulatory and Scrutiny environment (RSH and CQC and MHCLG and DWP)
- H&S in a multi stakeholder world & post Hackitt – consultation
- Scrutiny of HB and the Rent Standard
- The ongoing debate about separation and poor practice

Fragmented Voice

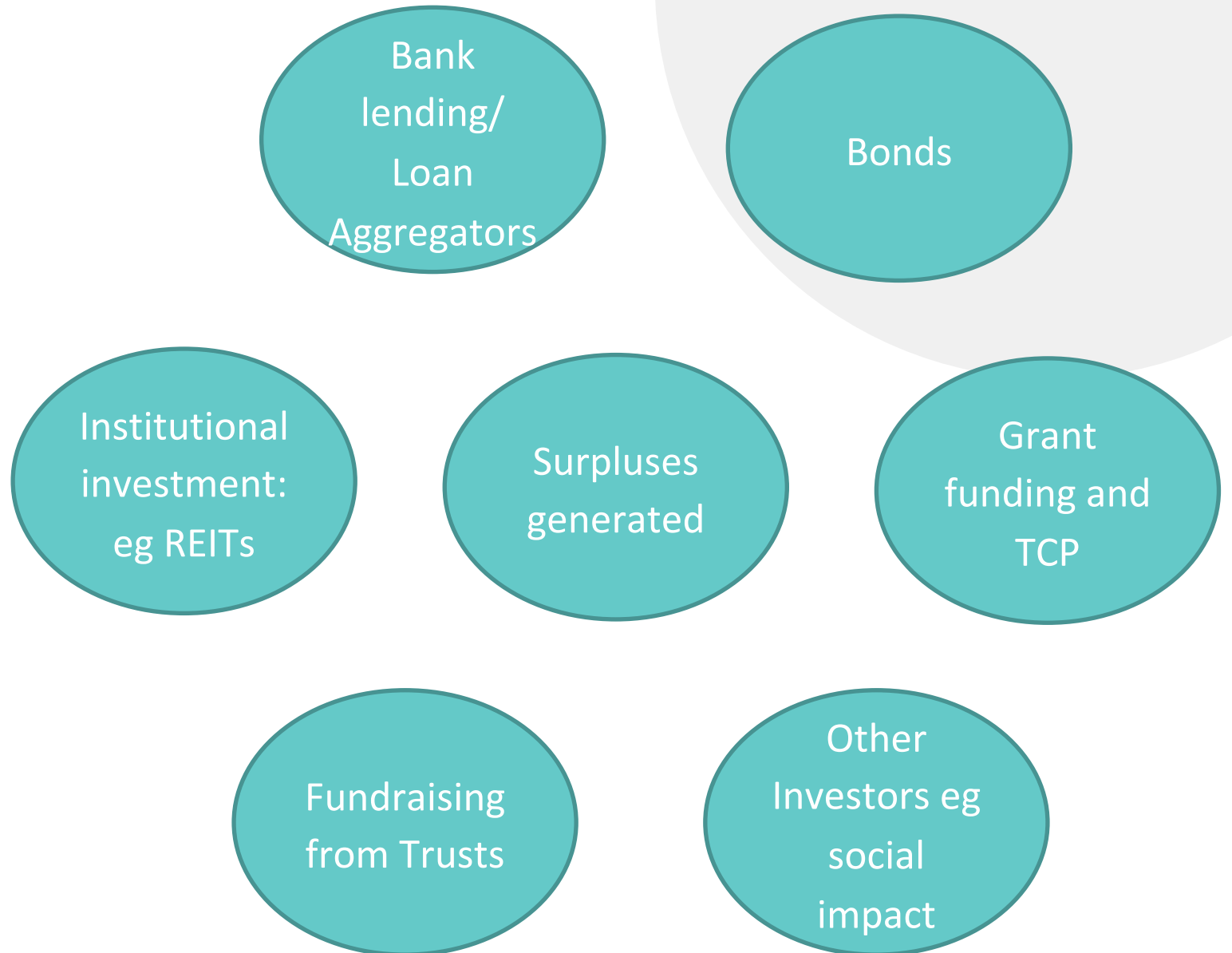


Housing Provision and (‘Stock’) Quality

*Nationally, 24,200 people with
learning disabilities across England
lived in unsettled accommodation
in 2017/18*

Reported in 24housing

Capital funding – the good, the bad, the ugly



Regulatory environment and reputation

“English regulator in talks with Care Quality Commission over equity-linked housing”

*“Private finance and supported housing:
an investigation”*

“English regulator warns staff are ‘exhausted’ from investigations into equity-linked associations”

What is the concern?

- Long Leases – no break clauses
- Indexation
- Void cover
- Quality of stock & H&S responsibilities
- Conflicts of Interest

The paperwork trail

- Nomination Agreements
- Void Agreements
- Managing Agreements
- Service Level Agreements
- Leases

Changing models and theories of Social Care

- Housing requires long term planning
- Social Care commissioning is rarely a long term proposition
- Current models may not endure
- The number 6

Active Prospects' Capital Examples



- Mainstream Mortgages
- NHS Capital
- Good Social Finance Features
 - 10 year lease – option for renewal or buy at discount at the end
 - 25% management fee
 - Capital returns 5-6%
 - Shared risk
 - Challenge through extensive due diligence



Regulatory and Scrutiny environment (RSH and CQC and MHCLG and DWP)

- CQC
 - Want separation of housing and support
- RSH
 - Don't fully understand the partnerships created and are asking questions about:
 - eg. Allocations
 - eg. The Rent Standard & Definitions
 - Eg. Shared building control and H&S
- MHCLG/DWP
 - Accountability for £4.2bn of Housing Benefit
 - Scrutiny and Oversight stream of work
 - National Statement of Expectations for Supported Housing
 - HB Guidance Workshops
 - Commissioned research

H&S in a multi stakeholder world - post Hackitt – consultation

- Dame Judith Hackitt's [Independent Review of Building Regulations and Fire Safety](#) proposes fundamental reform of building safety requirements so that residents are safe, and feel safe, in their homes.
- The proposals span 5 broad areas:
 - the scope of the new regime
 - the concept of dutyholders who have clear responsibilities throughout a building's design, construction and occupation
 - giving residents a stronger voice in the system and ensuring their concerns are never ignored
 - plans for a new building safety regulator to provide oversight of the new building safety regulatory regime
 - strengthened enforcement and sanctions to deter non-compliance with the new regime
- The scope has been widened from just high rise buildings above 18 metres and the consultation included:

"Supported/sheltered housing – premises where vulnerable people are supported and provided with a safe and secure home"

Scrutiny of HB and Rent Setting Guidance

- The Department for Work and Pensions held a number of workshops in July with Local Authorities to discuss the key issues with the current Housing Benefit guidance and regulations and to explore possible improvements or changes
- In a recent consultation on the Rent Standard a number of us that network in supported housing asked for clarification of the guidance and definitions for exempt rents:
 - the 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
 - the scheme has been commissioned in line with local health, social services or Supporting People strategies and priorities
- Context of wanting more accountability for £4.2bn spent in HB

The ongoing debate about separation....and poor practice

- CQC guidance [Housing with Care 2015/ Supported Living Guidance on Registration](#):
 - “There is a real separation between the care a person receives and their accommodation. The legal agreements for the provision of care and accommodation are separate”.
 - “People normally have ‘exclusive possession’ of at least part of their accommodation. Exclusive possession means that the person can decide who can enter their accommodation, and when they can enter”.
 - “Establishing genuine separation can be difficult. The National Development Team for Inclusion (NDTi) have developed a quick test called the ‘Real Tenancy Test’. ”
 - Supported Housing “gives the supported person a real choice about who provides the service”.
 - “The supported person has unrestricted access to every part of their home apart from any co-tenants’ private space”.
 - “Equipment (such as telephone lines, office equipment and files owned by the housing provider) that is not related to the supported person’s care is not kept in their home”.
 - “Decisions such as agreeing a new occupancy agreement, rent rises or giving notice to quit the accommodation are made by the provider that controls the accommodation”.

Active Prospects' Co-Production Example

- Award winning co-production
- Separate user led organisation – meets every two weeks
visit website www.proactivecommunity.org.uk
- Involvement in property selection and redesign
- Continuous refinement on what works
- Proud of their homes

“Having my own home,
especially after being
homeless, makes me proud.
Without Active Prospects my
life would be very different.”
Mimi





Solutions

- The Housing Network in VODG – combining our voices – sharing learning
- Enabling 'tenant' voices
- Standards and Guidance:
 - [The REACH standards](#) are a set of voluntary standards recommended by CQC (in 'Registering the Right Support' 2017) that introduce the fundamental principles of Support for LIVING.
 - [The Real Tenancy Test - NDTi](#)
 - The Consumer Standards for Registered Providers
- Sharing Resources?
- Developing Capital solutions
- Celebrating Success

QUESTIONS

