



Derby City Council

**Urgent Leader of the Council
Cabinet Member Meeting
27 March 2013**

ITEM 4

Report of the Strategic Director of Adults Health
and Housing

Enhanced Housing Management Options

SUMMARY

- 1.1 Derby Homes currently operate Supported Living and Tenancy Support Services which are funded until the 31 March 2013 by the Housing Related Support funding stream.
- 1.2 With the imminent cessation of the Housing Related Support funding stream, the funding for these services will come to an end.
- 1.3 On 20 March, Council Cabinet approved the implementation of an Enhanced Housing Management Service, from 1 April 2013. This new service will deliver some, but not all, of the existing Supported Living services.
- 1.4 Approximately 50 tenants are currently assessed as able to pay for these services and are currently charged £15.52 per week.
- 1.5 It is proposed that this charge be reduced to £10.62 per week to reflect the significant reduction in costs of the new service compared to the old.

RECOMMENDATION

- 2.1 To agree to a service charge for the Enhanced Housing Management Service of £10.62 (£9.80 on a 52 week basis) for those tenants assessed as being able to pay.

REASONS FOR RECOMMENDATION

- 3.1 To ensure that those tenants who are assessed as being able to pay, do pay a reduced charge in line with the proposed reduction in costs.

SUPPORTING INFORMATION

- 4.1 Derby Homes currently operate Supported Living and Tenancy Support Services which are funded until the 31 March 2013 by the Housing related Support funding stream. The combined cost of these services is currently some £790,000 per annum.
- 4.2 With the imminent cessation of the Housing Related Support funding stream these services would no longer have been funded.
- 4.3 On 20 March, Council Cabinet approved the implementation of an Enhanced Housing Management Service, from 1 April 2013. This new service will deliver some, but not all, of the existing Supported Living services.
- 4.4 The new Enhanced Management Service will be a pro-active function which is provided for tenancies where following a needs assessment, it is identified that additional housing management would mitigate against the risk of that tenancy failing. Housing Officers will ensure that tenancy agreements are complied with and that the accommodation remains suitable and adequate for the tenant.
- 4.5 Under Housing Benefit rules, it has been determined that this service is not eligible for Housing Benefit. However, with significant pressures facing vulnerable tenants, the Council and Derby Homes have agreed to meet the service charge for those assessed as being unable to pay for a period of one year.
- 4.6 For those tenants who are assessed as being able to pay, the new Enhanced Housing Service model incorporates a proposed weekly charge of £10.62, (£9.80 on a 52 week basis).
- 4.7 Council Cabinet resolved on 20 March 2013, that Officers should take a subsequent report to Council Cabinet within a year to determine how this new service will be funded in the longer term.

This report has been approved by the following officers:

Legal officer	Olu Idowu
Financial officer	Toni Nash
Human Resources officer	N/A
Estates/Property officer	N/A
Service Director(s)	N/A
Other(s)	N/A

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Background papers:	None
List of appendices:	Appendix 1 – Implications

IMPLICATIONS

Financial and Value for Money

1.1 As contained within the body of this report.

Legal

2.1 Tenants received letters in January 2013, informing them of the likely charge and as a consequence those tenants receiving this service will now receive a letter confirming the changes before they are implemented.

Personnel

3.1 None directly arising from this report.

Equalities Impact

4.1 The Enhanced Housing Service will by its nature involve people who are potentially vulnerable and from a wide range of backgrounds.

Health and Safety

5.1 None directly arising from this report

Environmental Sustainability

6.1 None directly arising from this report

Property and Asset Management

7.1 None directly arising from this report

Risk Management

8.1 None directly arising from this report

Corporate objectives and priorities for change

9.1 A strong Community.

