

HOUSING REVENUE ACCOUNT BUDGET REPORT – APPENDIX 2

ANALYSIS OF CHANGES TO SUPPORT AND SHELTERED HOUSING SERVICE CHARGES

Explanation of proposed charges

The current charges for sheltered housing are levied on a property basis regardless of the tenants support need. The sheltered housing review introduced more flexibility to respond to an individuals support needs. A new charging regime is needed to accommodate this flexibility.

Support to Tenants

The new support arrangements are flexible depending on the type of accommodation but can be divided into 2 groups – support to tenants in scheme based accommodation and support to tenants in all other sheltered accommodation. Scheme based sheltered accommodation is characterised by the availability of community facilities such as a common room, kitchen or wardens office. All tenants are able to access support whenever staff are on duty and schemes will generally have a higher level of support available. The cost of this higher level of support equates to a weekly charge of £2.85. Where tenants are on housing benefit, the costs will be met by supporting people, but tenants not on housing benefit would be liable to pay the charge themselves. All other sheltered accommodation does not have community facilities or such a high level of support.

Community Alarm Service

The CAS monitoring charge is currently part of the support charge. This is now being shown separately and will continue to be levied on all sheltered housing accommodation. The costs will be met by supporting people where they are funding other support to tenants. This charge is not eligible for housing benefit.

Housing Management Service Charge

The current Housing Management service charge is only levied on Manston Court and all Category 2 schemes (including the current satellite blocks). It is not levied on Category 1 schemes. This distinction is no longer appropriate as tenants in all sheltered accommodation will all benefit to some extent from the housing services provided by the wardens. To reflect this distinction the proposed charges are £5.31 for scheme based accommodation and £1.33 for other sheltered accommodation. This charge is eligible for housing benefit.

Current Charges

The current charges to tenants include a Support Charge and a Housing Management Service Charge. The amounts of the charge vary depending on the type of sheltered accommodation and whether tenants took up their tenancy prior to April 2003. The weekly charges are summarised below:

Accomm	Support Charge Protected	Support Charge Non-Protected	Housing Management Charge
Cat 2.5	2.54	50.02	3.54
Cat 2	4.62	11.38	2.89
Cat 1	2.07	5.47	Nil

New Service and Support Charges

A summary of the proposed weekly charges (based on 48 rent weeks) is shown below:

Accomm	Support (1)	Housing Management (2)	CAS monitoring (3)
Sheltered Housing Scheme based accommodation	2.85	5.31	1.35
All other Sheltered Housing	Nil	1.33	1.35

1. Only to be paid by those not on HB.
2. Eligible for HB
3. Will be funded by SP where support is provided. No HB available

Assessment of impact on tenants

The impact on tenants individually is difficult to assess given the number of possible permutations of current and new charges. Out of approximately 3,250 tenants, the following groups will be paying more than they currently do:

- Tenants currently in Category 1 accommodation who have no support need, are not eligible for housing benefit and who have their charges protected as they had their tenancies on 1 April 2003, will be paying £0.61 pw more. There are up to 209 such tenants.
- Tenants at Manston Court, who are not eligible for housing benefit and who have their charges protected as they had their tenancies on 1 April 2003, will be paying £2.08 pw more. There are up to 3 such tenants.
- Tenants who are on housing benefit in non scheme based accommodation who in future do not have a floating support need will be paying £1.35 pw more. There are between 523 and 991 such tenants.
- Tenants in scheme accommodation who are not eligible for housing benefit and who have their charges protected as they had their tenancies on 1 April 2003, will be paying £0.65 pw more. There are approximately 136 such tenants.