

## **ENHANCED HOUSING MANAGEMENT SERVICE**

Report of the Director of Housing and Customer Service

### **1. SUMMARY**

This report updates the City Board on the commitment and the ongoing work being carried out to secure funding for an Enhanced Housing Management Service for elderly and vulnerable tenants. This is in response to the withdrawal of funding by Supporting People (SP) on 31 March 2013 to provide housing related support services.

### **2. RECOMMENDATION**

That the City Board notes the report and progress.

### **3. MATTER FOR CONSIDERATION**

- 3.1 As a consequence of the reductions in SP funding, Derby Homes took the decision to remodel the current Supported Living Service and Tenancy Support Service and seek an alternative funding stream.
- 3.2 This decision addresses the need to provide an enhanced housing management provision to vulnerable and elderly tenants.
- 3.3 The current situation is that SP funding, currently £790,000 for the combined services, ceases on 31 March 2013. At present 950 tenancies benefit from the services, predominantly vulnerable elderly and disabled tenants.
- 3.4 The existing service has been reviewed and a new alternative service provision can be delivered within a reduced staffing establishment, predominantly around management tiers and can operate within a reduced budget of £500,000.
- 3.5 At present there is a standard housing management service in place. This is largely responsive in terms of tenancy management and provides for the vast majority of tenants who are generally assessed as capable of sustaining their tenancy and complying with their conditions of tenancy.
- 3.6 The new service would provide an enhanced, pro-active function to tenants who, following a needs assessment, are identified as requiring enhanced housing management to ensure compliance with their conditions of tenancy and therefore ensures sustainability in the long term. All tenants that are on the current service would be reviewed, over a period of six months.
- 3.7 Derby Homes has taken legal advice and worked up a couple of proposals that have been presented to colleagues at Derby City Council (DCC) who deal in revenues and subsidies. These proposals would rely on Housing Benefit covering

the cost of delivering the service through either a service charge or property charge for clients that receive benefits. Negotiations are ongoing.

- 3.8 In the interim period Derby Homes is in discussions with DCC to secure transitional funding from the Housing Revenue Account (through either DCC or Derby Homes' reserves). This will enable the revised service to be introduced until long term funding can be agreed.

#### **4. CONSULTATION IMPLICATIONS**

A full consultation will be carried out with tenants before any new proposals are implemented.

#### **5. FINANCIAL AND BUSINESS PLAN IMPLICATIONS**

Restructuring of the service has reduced the financial burden on Derby Homes in the short term. However, unless alternative funding can be sourced, further consideration will need to be given as to whether the service can continue to be delivered. Failure to deliver the service will inevitably result in more tenants falling into arrears and an increase in evictions.

#### **6. LEGAL AND CONFIDENTIALITY IMPLICATIONS**

All legal implications are being considered as part of the negotiations.

#### **7. COUNCIL IMPLICATIONS**

This is a matter which requires the approval of the Council before any new proposals can be implemented.

#### **8. PERSONNEL IMPLICATIONS**

There are a number of Personnel issues connected to the restructure of the service.

#### **9. EQUALITIES IMPACT ASSESSMENT**

The current proposal would not affect the delivery of the current service.

#### **10. RISK IMPLICATIONS**

There is a risk to continued service delivery if funding is not secured.

The areas listed below have no implications directly arising from this report:

Environmental  
Equalities Impact Assessment

Health & Safety  
Policy Review

If Board Members or others would like to discuss this report ahead of the meeting please contact:

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Background Information: None.

Supporting Information: None.