

Appendix 1A – Technical and Supplementary Information

1. For accommodation provided by an RP to be 'exempt', BCC must commission provision of a housing-related support service, which is 'above minimal', and required by the client being housed by the RP. A recently conducted needs analysis at Appendix 1C, identified that clients residing in non-supported TA, would all have benefitted from a support service at such a difficult and turbulent point in their lives.
2. Bristol currently has a range of shared and self-contained low support accommodation (approx. 329 units) for singles within the Preventing Homelessness Accommodation Pathways for adults (22+ without dependents). However, due to limited capacity within the existing Pathways because of the current rise in demand for homelessness services, the housing needs of approx. 295 additional homeless clients are currently being met via non-supported TA, which is not a suitable accommodation option for those presenting with support needs.
3. We propose emulating the modified supported families' framework with RPs, but for single clients. The framework would commission RPs to deliver accommodation with support via:
 - Leasing accommodation on the private housing market for delivery as Temporary Social Housing (TSH) [exempt from the Rent Standard]
 - To lease empty properties and refurbish using the TSH rent exemption
 - A formula rent [the Rent Standard] plus service charges

The ability for RPs to deliver accommodation exempt from the rent standard will enable properties to be utilised that do not sit within current RP portfolios. This feature should enable RPs to bring properties online to reduce reliance on expensive spot-purchased TA. We would require that RPs do not transfer over existing commissioned accommodation into the new framework by stipulating that the units must bring additional capacity to homelessness services.

4. The rent and service charges should correlate closely to the cost of providing the accommodation to the client. Where accommodation is offered above the Rent Standard, it must comply with the requirements of the Temporary Social Housing Rent Standard 'exemption', with a rent which is aggregated from evidencable rent and service charge elements.
5. Scheme commissioning will be agreed in tandem with HB providing an in-principal agreement on rent and service charges. Commissioned schemes decided through a tri-partite agreement between commissioners, housing benefit policy, and the RP.
6. Central government subsidy for TA is very limited. As an example, one framework provider charges £439.40 per week for a one-bed self-contained accommodation unit. This is paid via housing benefit, but central government only return £109.04 per week to BCC, equating to an annual 'loss' in respect of one unit of £17,178. The overall subsidy loss of these approx. 295 single clients is c. £2.5 million per annum. This equates to an average annual loss of £8,584 per client. The highest weekly loss is £544.20 per week for a couple in self-contained accommodation, and the average weekly loss is £165 per client housed. The average subsidy loss for 50 most expensive clients is £333.75 per week.
7. BCC procures TA for families and single people. Across approximately 818 units, BCC loses approximately £9.3 million per annum to TA subsidy. Of this £9.3 million, as above approx. £2.5 million is in respect of singles, and £6.8 million is in respect of families. Some of this loss is mitigated by departmental budgets, but the current projected budgets overspent for 22/23 is £3.9 million – see appendix 1B for further details. We are seeking to address these overspends through more efficient commissioning of services.
8. To ensure compliance with the Rent Standard, rents and service charges will be agreed with the RP by commissioners and housing benefit policy officers.