

Supported Housing Improvement Programme (SHIP)

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Agenda and Objectives

- Background
- Supported Housing (Regulatory Oversight) Act 2023
- Context for County Durham
- SHIP Funding
- SHIP Objectives
- SHIP Outputs
- Strategic approach to supported accommodation
- Questions

Background



Background

- No regulator of non-commissioned supported accommodation
- Can set up without LA approval
- Providers often set up for commercial gain, buying cheap properties often in deprived locations – [BBC Panorama documentary](#)
- Supported housing accommodates the most vulnerable people
- Eligible for ‘exempt accommodation’ if certain criteria are met, where ‘care, support or supervision (CSS)’ is above a minimal amount
- Nationally and Regionally – increased reports of poor quality accommodation
- Detrimental impact of communities, health and well-being of tenants and public services

Supported Housing (Regulatory Oversight) Act 2023



Supported Housing (Regulatory Oversight) Act 2023

- Initiated in response to the challenges linked to non-commissioned supported housing sector
- Received Royal Assent 29 June 2023, came into force on 29 August 2023
- The Act will:
 - require local authorities in England to review supported housing in their areas and develop strategies
 - provide for the creation of a national expert advisory panel to advise on matters related to supported housing
 - give the Secretary of State power to introduce national support standards
 - give local authorities power to create local licensing schemes for exempt accommodation, and
 - give the Secretary of State an option to introduce a new planning Use-Class for exempt accommodation
- Further consultation will take place in early 2024, including draft regulations developed by DLUHC and DWP

Context for County Durham



Supported Housing In County Durham

- 19 providers
- 522 units providing transitional/short term supported accommodation for approx. 650 people
- Provided for some of the most vulnerable clients - homeless, those in recovery, ex-offenders, poor mental health, DA, young people
- 40% increase in the last 2 years

Providers Operating in County Durham

Addictions North East

Cornerstone Housing

Darlington & Teesdale Social
Housing

East Durham Community Initiative

Free The Way

Handcrafted Project

Harbour

Humankind

Launchpad

Moving On

My Space Housing Solution

Positive Directions NE

Red Supported Living

Roc solid

Turnaround Homes

Vision Supported Housing

YMCA Sunderland

YMCA North Tyneside

SHIP Funding, Objectives, Outputs



SHIP Funding

- DLUHC launched the SHIP funding opportunity in summer 2022
- £20m funding pot to help address poor quality supported housing, improve standards of support and accommodation
- Durham was awarded £578,795 to implement SHIP (March 25)
- Funding had enabled recruitment of a dedicated multi-disciplinary team

SHIP Objectives

- Improved property and management standards of supported accommodation
- Improved knowledge and introduction of a new gateway approach to better manage supply of supported accommodation across the county
- Quality support tailored to meet individual tenant needs
- Value for money for both providers, tenants and the council
- Upskilling of the providers' workforce
- Improved engagement and support to service users from the council
- Collaborative production of a supported accommodation charter to help establish and maintain high standards

SHIP Delivery Plan

- Initial meeting with provider
- Property inspections
- Tenant reviews
- Feedback report/recommendations
- Action Plan
- Implementation period
- Re inspections/mystery shopping
- Escalation process with partners (in review)
- With drawl of housing benefit – last resort

SHIP Outputs

- 92 tenant reviews completed (17th Nov)
- 64 property inspections (17th Nov)
- Initial findings from first 4 providers:-
 - Lack of tailored support with some providers
 - Bed blocking with high numbers staying beyond 2 years
 - Low staffing numbers in some cases
 - Lack of skilled support staff
 - Lack of knowledge about referrals, access to partner agencies

Strategic approach – supported accommodation



Strategic approach



Training/partnership work /collaboration

- Not all about enforcement



First Point of Contact/Gatekeeper Scheme

- For new providers and existing providers setting up new provision



Health and Wellbeing Support

- Health squad and drug and alcohol support workers



Supported Housing Forum, Steering Group and Charter

- Share best practice and agree a minimum set of standards
- Work together to address emerging priorities



Subsidy Loss Reduction and Scrutiny of Housing Benefit Claims

- RP status, criteria for supported accommodation



Links to partner agencies and other services

- Police, Probation & Fire



Improvement Engagement & Comms

- New web page on DCC site and SHIP contact email address - ship@durham.gov.uk



Supported Accommodation Steering Group

- Working with commissioners, wider housing colleagues to look at best practice from SHIP and share across all supported housing – task and finish groups

Questions

