

Defining Specified Accommodation for HB Purposes

March 2015



Supported Exempt Accommodation

- Exempt from bedroom tax
- Exempt from weekly benefit cap
- Under UC, HB paid direct to landlord



	Accommodation Provider	Care, Support or Supervision
Supported Exempt Accommodation	HA, charity or vol org	Provided by or on behalf of the landlord



Specified Accommodation

	Accommodation Provider	Care, Support or Supervision
1. Supported Exempt Accommodation	HA, charity or vol org	Provided by or on behalf of the landlord
2. Managed Properties	HA, charity or vol org	Provided by anyone and not necessarily by or on behalf of the landlord



Specified Accommodation

	Accommodation Provider	Care, Support or Supervision
1. Supported Exempt Accommodation	HA, charity or vol org	Provided by or on behalf of the landlord
2. Managed Properties	HA, charity or vol org	Provided by anyone and not necessarily by or on behalf of the landlord
3. Refuges	HA, charity or vol org <i>or LA</i>	No care, support or supervision requirement
4. Hostels	HA, charity or vol org <i>or LA</i>	Provided by anyone and not necessarily by or on behalf of the landlord



Specified Accommodation

1. Supported Exempt Accommodation	<ul style="list-style-type: none">• Exempt from bedroom tax• Exempt from weekly benefit cap• Under UC, HB paid direct to landlord
2. Managed Properties 3. Refuges 4. Hostels	<ul style="list-style-type: none">• NOT exempt from bedroom tax• Exempt from weekly benefit cap• Under UC, HB paid direct to landlord



Implications

- Income maximisation for claimant
- Supported accommodation funding for landlords
- Localised funding pot



Definitions

- Landlord
- 'Care, support or supervision'
 - 'on behalf of'
 - more than minimal
 - 'claimant taking advantage of'
 - 'admitted...in order to receive'
- Hostel – not self-contained accommodation



How identified by HB?

- local knowledge?

- rent levels?



1. Register of Specified Accommodation

1. Supported accommodation landlords work with HB teams/DWP to develop *and maintain* a Register of Specified Accommodation
2. New properties - check at project inception whether would be included on Register, or not
3. Make the Register accessible to providers of supported accommodation



2. Clear Documentation

a) provision of care:

- project schedules;
- rent increase notices;
- staff job descriptions;

b) identity of landlord:

- property leases;
- occupancy/tenancy agreements;

c) care provided 'on behalf of':

- management agreements



Questions

1. To what extent do supported accommodation landlords work jointly with HB Teams/DWP currently to identify specified accommodation?
2. What are the challenges to making this work in practice?



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