



Optimising Rental Income/ Housing Benefit

Providing quality, suitable and sustainable accommodation is an essential element in providing care, support and supervision for vulnerable people.

Providing accommodation in the Supported sector is widely acknowledged as being much more complex and expensive than the provision of general needs housing and accommodation.

The Government has recognised this and has made provision through Housing Benefit Regulations that allows non-profit making and charitable organisations to recover all of their reasonable and eligible property management costs. The actual legislation, however, is extremely intricate and very complex.

Add to this the disparity between administering Local Authorities and it is no surprise that many providers are simply not recovering all of the costs and expenses that they are entitled to. This can lead to accommodation and property services being run at a loss and often incorrectly cross subsidised by other income streams and / or general reserves.

These budget deficits are now being compounded by a nationwide suspension of increases, cuts and general instability within the Supporting People Programme. This is becoming more and more prevalent as a greater emphasis on Performance Management and regulatory financial accountability / monitoring is being imposed to ensure that funding streams retain their integrity and are paid by the correct administering bodies.

At Resource Solutions we undertake rent restructuring exercises on behalf of providers of Supported Accommodation to ensure that all their eligible and reasonable costs are recovered. The process involves identifying expenditure and creating an accommodation and property services budget that can be recovered through eligible rent. We then work with all relevant stakeholders such as the Local Authorities, RSLs, Supporting People and the Service Users themselves to ensure that the process and outcomes are agreeable to all.

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