

ESTIMATED WEEKLY SHELTERED SERVICE CHARGES & SUPPORTING PEOPLE CHARGES 2010/11

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1	A CATEGORY	B C D E F Current charges 2009/10				G H I Estimated Charges 2010/11			
		Sheltered Housing Service charges	S/People charges not protected	S/People discount If protected	Total charges if protected	Total charges not protected	Total charges not protected	Increase April 2009 to April 2010	Increase in %
		£ p	£ p	£ p	£ p	£ p	£ p		
2	Category 1	2.30	9.20	(3.67)	7.83	11.50	12.98	1.48	12.87%
3	Category 2	12.68	19.60	N/A	N/A	32.28	33.76	1.48	4.58%
	Category 2.5								
4	Option 1 - Mobile night team	23.27	45.74	(22.54)	46.47	69.01	79.66	10.65	15.43%
5	Option 2 - Waking night service	23.27	45.74	(22.54)	46.47	69.01	93.70	24.69	35.78%

NOTES

- 1 Currently if a tenant is in receipt of any amount of Housing Benefit, no matter how small, they will not have to pay the Supporting People Charge. They will have a Supporting People (SP) credit to their account equal to the full SP charge.
- 2 Tenants just outside the Housing Benefit limits may ask for a Financial Assessment & Benefits (FAB) Team assessment which may show that they do not have to pay the Supporting people charge.
- 3 Tenants who don't qualify for Housing Benefit but were in their tenancy at 1st March 2003 should pay no more in total for both the Supporting People & Sheltered Housing Service Charge than the amount they pay now plus an allowance for inflation. They will therefore have a credit posted to their accounts that reduces the full SP charge down to the protected level.
- 4 No protection is required for Category 2 schemes as the full charge is less than the original 2003 charge plus inflation.
- 5 Category 2.5 scheme charges would have been increased by 10.7% in April 2009 but were capped at 5%. The reduction in income is to be taken into account at the time of setting the 2010/11 charges.

Option 1 - Mobile Night Team including effects of Local Pay Review (LPR) & European Working Time Directive EUWTD)

1) Staffing - assumes the new Mobile Team with the Local Pay Review outcomes as follows:

No.	Position	Hours		Basic Pay	Enhancements	Overtime	NI	Super	Total
				£	£	£	£	£	£
7	Manager	37	SCP 32	£198,471	£0 ¹	£23,817	£16,449	£31,642	£270,380
4	Assistant Manager	37	various	£68,893	£0 ¹	£3,445	£4,666	£6,721	£83,726
50	Support Assistants	22.5	SCP 12	£465,264	£79,095 ²	£143,428	£31,742	£76,949	£796,480
5	Support Assistants	27	SCP 12	£55,830	£18,424 ³	£14,108	£5,412	£13,811	£107,588
66	TOTAL			£788,458	£97,519	£184,797	£58,269	£129,123	£1,258,174

¹ No enhancement as no irregular hours worked

² Shift Pattern 2 - 17% enhancement

³ Shift Pattern 4 - 33% enhancement

- 2) The Mobile Night Team service is for Category 2.5 schemes. The Supporting People Grant reductions affect Cat 1, 2 and 2.5 residents.
- 3) The additional costs of the Mobile Night Team Service take effect from 1 October 2009, with Pay Review costs backdated to 1/4/2009
- 4) In setting the current 2009/10 service charges, it was decided that an increase of 5% be applied to 2008/09's charges for Cat 2.5 residents as opposed to the 10% required to recover the full cost of the service, creating an additional cost to the HRA of approx £70k. As a result, it is assumed that for the purpose of this Financial Appraisal that we would continue to maintain a deficit of £70k in the HRA, the remaining increases being passed on to sheltered housing residents.
- 5) Service charges are not to be increased in 2009/10 to take account of changes in staffing and reductions in Supporting People Grant until 2010/11 and will be reviewed as part of the rent setting process.
- 6) Service charges from 2011/12 are set to achieve 100% recovery of net costs
- 7) Increases in Sheltered Housing Service Charge are eligible for Housing Benefit
- 8) Currently all tenants in receipt of ANY Housing Benefit receive Supporting People Benefit so will pay nothing towards the increase in Supporting People Service Charge
- 9) The net costs to the Housing Revenue Account (HRA) of this change will fall on all tenants via increased rents
- 10) Inflation is assumed at 2% for 2010/11 & 2011/12 and then 3.5% thereafter
- 11) The contribution from Adult Social Care to increase by inflation
- 12) That the number of residents receiving HB will remain constant
- 13) That the number of sheltered schemes remains unchanged
- 14) General Management oncost of 20% reflects a contribution towards Housing Management & Support Service Costs
- 15) Alarm monitoring costs and other equipment costs are unaffected by either option.
- 16) The additional costs falling on the Housing Revenue Account (HRA) in 2009/10 are met from the HRA Contingency Provision. Additional General Fund costs in 2009/10 are contained within existing Cash Limits.
- 17) The supporting people subsidy cuts have been apportioned in relation to the % split between the number of people receiving Housing Benefit and the value of subsidy by category
- 18) Costs are apportioned between activities as follows:

Category	Sheltered	Supporting People	Care
1	20%	80%	0%
2	35%	65%	0%
2.5	30%	55%	15%

Option 2 - Retain sleep in night service including effects of Local Pay Review (LPR) & European Working Time Directive EUWTD)

1) Assumes the following staffing:

No.	Position	Hours		Basic Pay	Enhancements	Overtime	NI	Super	Total
7	Manager	37	SCP 32	£198,471	£0 ¹	£23,817	£16,449	£31,642	£270,380
4	Assistant Manager	37	various	£68,893	£0 ¹	£3,445	£4,666	£6,721	£83,726
53	Support Assistants	30	SCP 12	£657,572	£144,666 ²	£192,425	£58,425	£115,429	£1,168,519
64	TOTAL			£924,936	£144,666	£219,687	£79,540	£153,792	£1,522,625

¹ No enhancement as no irregular hours worked

² Shift Pattern 2 - 22% enhancement

- 2) In setting the current 2009/10 service charges, it was decided that an increase of 5% be applied to 2008/09's charges for Cat 2.5 residents as opposed to the 10% required to recover the full cost of the service, creating an additional cost to the HRA of approx £70k. As a result, it is assumed that for the purpose of this Financial Appraisal that we would continue to maintain a deficit of £70k in the HRA, the remaining increases being passed on to sheltered housing residents.
- 3) Service charges are not to be increased to take account of back dated LPR & EUWTD costs with effect from 1st April 2009 and reductions in Supporting People Grant until April 2010 and will be reviewed as part of the rent settign process.
- 4) Increases in Sheltered Housing Service Charge are eligible for Housing Benefit
- 5) Currently all tenants in receipt of ANY Housing Benefit receive Supporting People Benefit so will pay nothing towards the increase in Supporting People Service Charge
- 6) The net costs to the Housing Revenue Account (HRA) of this change will fall on all tenants via increased rents
- 7) Inflation is assumed at 2% for 2010/11 & 2011/12 and then 3.5% thereafter
- 8) The contribution from Adult Social Care to increase by inflation
- 9) That the number of residents receiving HB will remain constant
- 10) That the number of sheltered schemes remains unchanged
- 11) General Management oncost of 20% reflects a contribution towards Housing Management & Support Service Costs
- 12) Alarm monitoring costs are unaffected by either option.
- 13) Other equipment costs remain unaffected
- 14) The supporting people subsidy cuts have been apportioned in relation to the % split between the number of people receiving Housing Benefit and the value of subsidy by category
- 15) We have apportioned costs within each category as follows:

Category	Sheltered	Supporting People	Care
1	20%	80%	0%
2	35%	65%	0%
2.5	30%	55%	15%

Option 1 - Mobile Night Team

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		Inflation 2%				Inflation 2%				Inflation 3.50%							
A		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	HOUSING REVENUE ACCOUNT	2009/10				2010/11				2011/12				2012/13			
		Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total
		£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
2	Staff costs - existing	359,809	273,038	1,193,680	1,826,526	367,005	278,499	1,217,553	1,863,057	374,345	284,069	1,241,904	1,900,318	387,447	294,011	1,285,371	1,966,829
3	Staff costs - additional	0	0	10,700	10,700	0	0	65,784	65,784	0	0	67,100	67,100	0	0	69,448	69,448
4	General Mngmnt overhead	71,962	54,608	240,876	367,446	73,401	55,700	256,667	385,768	74,869	56,814	261,801	393,484	77,489	58,802	270,964	407,255
5	Other Costs (transport costs, handsets, clothing etc)	83,476	23,077	32,954	139,507	85,146	23,539	33,613	142,297	86,849	24,009	34,285	145,143	89,888	24,850	35,485	150,223
6	Additional Other Costs (transport costs, handsets, clothing etc)			12,500	12,500			25,500	25,500			26,010	26,010			26,920	26,920
7	Alarm monitoring costs	33,377	27,871	39,757	101,005	34,045	28,429	40,552	103,025	34,726	28,997	41,363	105,086	35,941	30,012	42,810	108,764
8	Supporting People Benefit (SPB)	338,707	192,629	632,676	1,164,012	388,041	207,174	733,926	1,329,141	395,801	211,318	748,604	1,355,724	409,655	218,714	774,806	1,403,174
9	Total Cost	887,331	571,223	2,163,142	3,621,696	947,637	593,340	2,373,595	3,914,572	966,590	605,207	2,421,067	3,992,864	1,000,420	626,389	2,505,804	4,132,613
10	Supporting People Grant (SPG)	34%	15%	52%		32%	15%	53%									
		316,320	138,323	488,123	942,766	290,398	118,575	390,463	799,435	224,194	100,902	365,589	690,685	224,194	100,902	365,589	690,685
11	Sheltered Housing Service Charge (SHSC)	106,085	161,543	419,884	687,512	111,528	135,205	479,970	726,703	113,758	137,909	489,570	741,237	117,740	142,736	506,705	767,180
12	Supporting People Service Charge (SPSC)	424,341	249,704	825,333	1,499,377	481,762	266,367	957,415	1,705,544	491,398	271,694	976,563	1,739,655	508,596	281,204	1,010,743	1,800,543
13	GF Contribution: - Housing	0		86,260	86,260			99,787	99,787			101,783	101,783			105,345	105,345
14	- Social Care	0		155,000	155,000			158,100	158,100			161,262	161,262			166,906	166,906
15	Total Income	846,746	549,571	1,974,599	3,370,916	883,687	520,147	2,085,735	3,489,569	829,349	510,505	2,094,767	3,434,621	850,530	524,841	2,155,288	3,530,659
16	Net cost to Housing Revenue Account	40,586	21,653	188,542	250,780	63,950	73,194	287,860	425,003	137,240	94,702	326,300	558,243	149,890	101,548	350,516	601,954
17	Additional cost 2009/10			58,200	58,200												
18	Assumed number of HRA properties				15195				15171				15137				15073
19	Effect on Weekly rent per property				£0.32				£0.54				£0.71				£0.77
20	Shortfall of Supporting People Grant				£221,245				£529,706				£665,039				£712,489
21	GENERAL FUND	2009/10				2010/11				2011/12				2012/13			
		Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total
		£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
22	GF Contribution: - Housing			86,260	86,260			99,787	99,787			101,783	101,783			105,345	105,345
23	- Social Care			155,000	155,000			158,100	158,100			161,262	161,262			166,906	166,906
24	Net cost to General Fund			241,260	241,260			257,887	257,887			263,045	263,045			272,251	272,251
25	Additional cost 2009/10			3,000	3,000												
26	Council Tax Base for 2009/10 Band D				59140				59140				59140				59140
27	Council Tax effect - Band D property				£4.08				£4.36				£4.45				£4.60

SHELTERED HOUSING - FOR HOUSING CABINET MEMBER 30 JULY 2009

APPENDIX 4

Option 2 - Continuing night sleep duty

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1	A	B C D E				RPI 2% F G H I				RPI 2% J K L M				RPI 3.50% N O P Q			
	HOUSING REVENUE ACCOUNT	2009/10				2010/11				2011/12				2012/13			
		Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
2	Staff costs - existing	359,809	273,038	1,193,680	1,826,526	367,005	278,499	1,217,553	1,863,057	374,345	284,069	1,241,904	1,900,318	387,447	294,011	1,285,371	1,966,829
3	Staff costs - additional	0	0	164,472	164,472	0	0	335,524	335,524	0	0	342,234	342,234	0	0	354,212	354,212
4	General Mngmnt overhead	71,962	54,608	271,630	398,200	73,401	55,700	310,615	439,716	74,869	56,814	316,828	448,511	77,489	58,802	327,917	464,208
5	Other Costs (transport costs, handsets, clothing etc)	83,476	23,077	32,954	139,507	85,146	23,539	33,613	142,297	86,849	24,009	34,285	145,143	89,888	24,850	35,485	150,223
6	Additional Other Costs (transport costs, handsets, clothing etc)				0			0	0			0	0			0	0
7	Alarm monitoring costs	33,377	27,871	39,757	101,005	34,045	28,429	40,552	103,025	34,726	28,997	41,363	105,086	35,941	30,012	42,810	108,764
8	Supporting People Benefit (SPB)	338,707	192,629	632,676	1,164,012	388,041	207,174	859,520	1,454,735	395,801	211,318	876,711	1,483,830	409,655	218,714	907,396	1,535,764
9	Total Cost	887,331	571,223	2,335,168	3,793,723	947,637	593,340	2,797,377	4,338,354	966,590	605,207	2,853,325	4,425,122	1,000,420	626,389	2,953,192	4,580,001
		34%	15%	52%		32%	15%	53%									
10	Supporting People Grant (SPG)	316,320	138,323	488,123	942,766	290,398	118,575	390,463	799,435	224,194	100,902	365,589	690,685	224,194	100,902	365,589	690,685
11	Sheltered Housing Service Charge (SHSC)	106,085	161,543	419,884	687,512	111,528	135,205	569,469	816,201	113,758	137,909	580,858	832,525	117,740	142,736	601,188	861,664
12	Supporting People Service Charge (SPSC)	424,341	249,704	825,333	1,499,377	481,762	266,367	1,121,254	1,869,383	491,398	271,694	1,143,679	1,906,771	508,596	281,204	1,183,708	1,973,508
13	GF Contribution: - Housing	0		141,669	141,669			144,503	144,503			147,393	147,393			152,551	152,551
14	- Social Care	0		155,000	155,000			158,100	158,100			161,262	161,262			166,906	166,906
15	Total Income	846,746	549,571	2,030,009	3,426,325	883,687	520,147	2,383,788	3,787,622	829,349	510,505	2,398,781	3,738,636	850,530	524,841	2,469,943	3,845,314
16	Net cost to Housing Revenue Account	40,586	21,653	305,159	367,398	63,950	73,194	413,589	550,732	137,240	94,702	454,544	686,486	149,890	101,548	483,249	734,687
17	Additional cost 2009/10			199,472	199,472												
18	Assumed number of HRA properties				15195				15171				15137				15073
19	Effect of Weekly rent per property				£0.46				£0.70				£0.87				£0.94
20	Shortfall of Supporting People Grant				£221,245				£655,301				£793,145				£845,079
21	GENERAL FUND	2009/10				2010/11				2011/12				2012/13			
		Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total	Cat 1	Cat 2	Cat 2.5	Total
		£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
22	GF Contribution: - Housing			141,669	141,669			144,503	144,503			147,393	147,393			152,551	152,551
23	- Social Care			155,000	155,000			158,100	158,100			161,262	161,262			166,906	166,906
24	Net cost to General Fund			296,669	296,669			302,603	302,603			308,655	308,655			319,457	319,457
25	Additional cost 2009/10			58,409	58,409												
26	Council Tax Base for 2009/10 Band D				59140				59140				59140				59140
27	Council Tax effect - Band D property				£5.02				£5.12				£5.22				£5.40