

Commission on the Role of Housing in Care and Support

Housing that facilitates care and support – Cost-benefit tool: User guide



User guide index

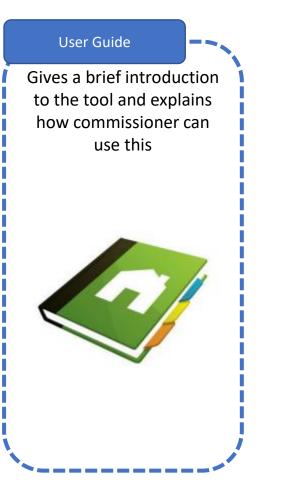
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Purpose of this document within package of resources

Toolkit Gives a full introduction to the tool for commissioners, explains how it fits into the context of housing with care and support and sets out some findings from the tool.

Cont	ext
Centr	al Bedfordshire:
•	Is predominantly rural with over hull the population breng in rural areas: Is a relatively alternative and when the negatively of older resident (5.5%), own their home. Although the Council is a major pocure of services, exand- ter this of celler residents huld the local cell their care and support Central Bedrushite use the definition for specialist housing for older people as laid our in the 2012 Notaing Our Ageing Population report. The considers current provision in letters of a continuum. Then general housing compare with an entering of a continuum. Then general housing of registered homes providing element of care (rursing and residential care homes).
Over 5 for tho term o were n	Question Ofs of Central Bedfordshire's projected population increase over the next 20 years se over the age of 65. As people live longer many are living with one or more long- onditors, and for a significant number, advancing age brings frailly. In 2015 there upthy 20,000 people living with a limiting long term condition in Central Bedfordshi December 2015 and the second
adequ implic	2030 this is predicted to rise to over 32,000 people. Central Bedfordshire knew the alely meet the needs of an agoing population, it had to first understand the ations of this demographic change on the demand for care and support es, and in particular the impact on projected specialist housing needs.
	I Bedfordshire decided to conduct some research and used an independent social ch organisation called Opinion Research Services. The key aims were to:
	Provide statistically relevant data to demonstrate the housing needs of older people in Central Bedfordshire over the next 20 years to support and influence planning policy;
	To establish robust, evidence based, quantification of demand over the next 20 years for different types of accommodation for older people (both overall and a ward level);
	And to encourage older people to think about their accommodation needs and preferences



Downloadable Tool

Enables the exploration of different scenarios for models of housing with care and support

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Purpose of tool

- To help commissioners in local authorities evaluate the potential costs and benefits of investing in different types of housing that facilitates care and support.
- To facilitate a commissioner in understanding of the implications of investing in housing with care options.
- To provide an overview of potential benefits to the NHS. It should be noted that the quality of evidence of impact is not strong, and therefore, <u>we will place significant health warnings against any evidence we use to</u> <u>support this aspect of the tool</u>.
- It is important to note that this tool should not be used in isolation to make decisions on future housing requirements. This tool has been developed to support commissioners make the case for investment in different models of housing with care and support, it does not seek to provide an answer about what housing you need. It must be considered in line with the needs of the local population and the social value provided by different types of housing.



How has the tool been set up: at a glance

User inputs Step 1: Establish the housing models you want to compare Step 2: Define the needs mix of your population Step 3: Input the additional population that requires housing Output

 The cost and savings impact of changing the housing mix
 Step 4: Tailor individual characteristics to establish the cost and savings impact per

person

Who pays assumptions User Step 1: Customise 'who pays' &'who saves' Step 2: Return to commissioner inputs and select *Financial* status –Funded (user) Who pays assumptions: Original Step 1: Fixed data for 'who pays' and 'who saves' Step 2: Return to commissioner inputs & select Financial status

– Funded (original)

Project costs and benefits Step 1: Input the specific costs and benefits associated the new development Step 2: Refer to the summary tab, at the top of the page, to understand the total costs and benefits

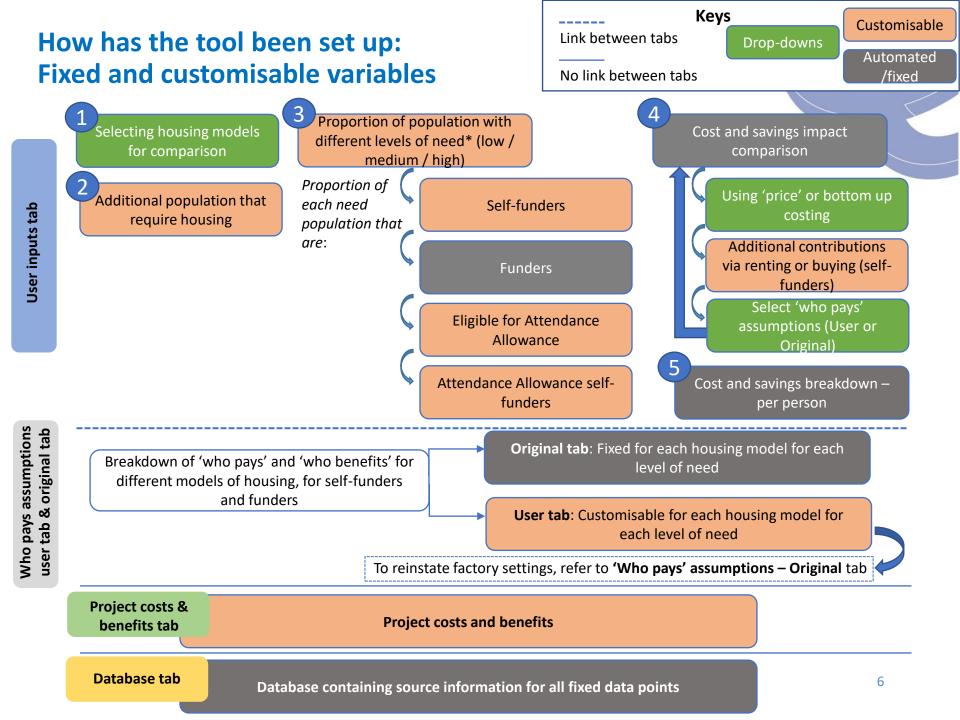
Database

Includes source information for all fixed data points, including variations for different levels of need.

Additional tabs

- Price
 - assumptions tabs
 - Savings analysis tabs
- Care staff costs
- Benefits assumptions tabs
- Costs assumptions tabs

Please note, there are additional tabs included in the tool are described further in the appendix.



How has the tool been set up: Key features

A focus on the person and their level of need with the ability to tailor Given the challenges and sensitivities in defining need, the variables are simple: The person's ability to pay (funded/self funder) and hours of care (based on simple Housing LIN CBA model which is commonly used by commissioners). The person is assumed to be over 65. There is scope to add more data for example whether the person has dementia, but we have not find sufficient evidence to support this analysis presently. In addition, the user can add specific costs and benefits data that is tailored to their local context.

The tool is underpinned by **data on who pays** for each component – either the person, the local authority, NHS or central government. The tool contains two tabs which allow the user to choose 'who pays':

Identifying 'who pays'

'Who pays assumptions – USER': This allows the user to tailor 'who pays' *'Who pays assumptions – ORIGINAL':* This allows the user to view the original assumptions

The user can choose on the 'User inputs' tab which assumptions should be considered.

Price comparison

Variables on price, where possible, have been included for comparative purposes. For residential care this is set as a default figure for England, taken from the ASCRF 19/20 (£37,024 per annum) however this figure can be altered by the user. To update the price based on your locality and compare this, please refer to the **'Price assumptions'** tab within the model.

How do I get started? 1) User inputs (1/2)

Step 1: tablish the housing models you want to computer Step 2: Define the population commissioner laputs	Project costs and	
 The rate and set of set	Step 1: Input the specific costs and benefits associated the new development Step 2: Refer to the summary tab, at the top of the page, to understand tot Step 3	Database Includes source information for all fixed data points, including variations for different levels of need.

The aim of this tab is to help a commissioner assess the possible impact of changing the housing for care mix. For example, *a commissioner who knew they had to provide housing for 100 additional people: what*

2

the costs and benefits are of placing those individuals in either extra care or residential care.

The user selects which two models of housing they would like to compare

'who pays'

The user specifies:

- the number and characteristics of the individuals
- price or bottom-up costing will be used.
- if 'who pays' is based on user or original assumption tabs

1) Comparison											
	Model 1	Model 2	1			KEY					
Which models of housing would you like to		Residential	1 1				Grey cells are fixe	d/	Green cells are drop		Any pink cell can be
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2) Defining need											
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		need					65 population wh	io need	100		
						housing					
Average hours of care/week	5			18							
Need	20%			40%		Low need	Medium need	High			
Self funder	30%			30%			individuals being cor				
Funded	70%			70%		2		10 40	7		
Funders - what % do they contribute themselves	30%			30%		E		12 12			
Eligible for Attendance Allowance (AA)	0%			20%		14		36 28			
Attendance Allowance (AA) self funders	N/A	10%		10%		6	2	2 6	3		
3) Impact of	100	additional o	ver 65s in		Extra Care	compared to in	Residential Care			•	
SAVINGS/COSTS	Person	LA	NHS		Central govt	State (net)	٦ ٦	Use pr	rice or bottom up		
Financial support (incl. council tax support &	-€ 25,561	£ 224,279	£	-	-€ 283,92	:0 -£ 85,202	2	Bott	tom up costing		
Care staff costs	£ 254,562	£ 593,978	£	-	£	- £ 848,540		To use pro		mptions about prices p	aid for different types
Running costs	£ 111,134	£ 259,314	£	-	£	- £ 370,448	3				
Land costs (includes cost of purchasing land,											
cost of capital, and site development costs	£ -	£ 36,400	£	-	£	- € 36,400)				
Price	£ -	£ -	£	-		- £ -	-				
Benefits (value of non-cashable activity	£ -		£	148,741	£	- £ 148,741	1		ect to sell or rent some of		
Additional contribution from part funders	-£ 245,252	£ 245,252	£	-	£	- £ -	-		nd expect to get addition		
Additional income to LA via rent or buying (self-	£ -	£ -				£ -	-		ter those values here. If i		
Total	£ 94,884	£ 1,359,222	£	148,741	-£ 283,92	.0 € 1,318,927	,	Addition	al contribution via r	ent or buying (self-	£ -
This table summarises			C . I.								
	the im	nact o	t the								
This table summarises											
choice, by different cos											

How do I get started? 1) User inputs (2/2)

The screenshot below shows the breakdown of costs and savings at an individual level for each housing model. The user can select need level, financial status, identify eligibility for attendance allowance and choose the cost / benefit assumptions for 'who pays'.

The user selects the individual cl	haracteristics
------------------------------------	----------------

4) Costs and benefits - per person															
Individual characteristics	Need		Medi	ium	Financial status	F	unded	Eligible for Atten	dance Allow	anceî	No			Cost/benefit assumptions	User
	Model 1	1	Extra	Care					Model 2	[Residentia	\Care]	
	Perso	n	LA		NHS	C	entral govt	State (net)	Person		LA	NHS		Central govt	State (net)
COSTS														_	
Care costs	£	-	£	15,090	£ -	£			£	-	£ 23,575	£	-	£ -	
Running costs	£	-	£	2,744	£ -	£	-		£	-	£ 6,448		-	£-	
Land costs	£	-	£	6,032	£ -	£	-		£	-	£ 6,396	£	-	£ -	
PRICE	£	-	£	-	£ -	£	-		£	-	£ 37,544	£	-	£ -	
FINANCIAL SUPPORT COSTS															
Rental – housing benefit	£	-	£	-	£ -	£	4,056		£	-	£ 4,056	£	-	£ -	
Rental of a room in a Shared Lives scheme -	£	-	£	-	£ -	£	: -		£	-	£ -	£	-	£ -	
Council tax	£	-	£	852	£ -	£	-		£	-	£ -	£	-	£ -	
Attendance Allovance	£	-	£	-	£ -	£			£	-	£ -	£	-	£ -	•
Other	£	-	£	-	£ -	£			£	-	£ -	£	-	£ -	
BENEFITS															
Hospital admissions	£	-	£	-	£ 5,05	5 £	-		£	-	£ -	£	4,044	£ -	
Falls	£	-	£	-	£ 37	9 £	-		£	-	£ -	-£	21	£ -	

Care staff costs is based on 2 variables: unit cost (per hour) of care for each level of need and the assumed wraparound care costs. In the tool, it is assumed the unit cost (£17.48 per hour) is the same for residential care, retirement housing and extra care however the wrap-around care costs assumed are different. For residential care, this is £14,485 per person / per year, for retirement housing £6,000 per person / per year and for Extra Care this is £6,000 per person / per year. Shared Lives care staff payments are based on NHS Agenda for Change pay rates. If you wish to tailor the care staff costs, you can refer to the **'Care staff costs'** tab within the model.



The cost and savings breakdown, at an individual level.

How do I get started?2) Who pays assumptions (User and Original tab)

The screenshot below shows the 'who pays' assumptions. This is represented in 2 tabs in the tool:

- 1. User: This tab allows the user to customise the payments and 'who pays'
- 2. Original: Figures are fixed and cannot be changed

1	Need level			Housing	model			Funded ver and allocati		nded payme	ents
	1										
Needs assumption											
*Please see needs assump								· · · · ·			
understand how needs char	inge costs and benefits	Low		Residential care			Residential car				Residential care
				Self funder		Self funder	Self funder	Funded	Funded	Funded	Funded
						Who Pays				no Pays	
Cost detail		Cost theme	Cost category	Person	LA	NHS	Central Govt	Person	LA	NHS	Central Govt
Care costs		Care staff costs	Production costs	19,030					19,030)	
Board and lodgings paym		Running costs	Production costs						()	
Housing management co	ost	Running costs	Production costs	6,448					6,448		
Running costs		Running costs	Production costs	6,448					6,448		
Land costs		Land costs	Capital costs		6,396				6,396	i	
Financial support											
Rental of a room in a Sha	ared Lives scheme –										
housing benefit		Production cost	Financial support						0)	
Rental - Housing benefit	:	Housing benefit	Financial support						4,056	i	
Attendance Allowance		Attendance Allowance	Financial support						0		
Equipment and adaption:)S	Other	Financial support								
Disability and Facilities gr	rant	Other	Financial support								
Other		Other	Financial support						(
Council tax		Council tax	Financial support						0)	
Benefits											
Falls		NHS Benefits	Benefits				-11			-1	1
Reduction in loneliness		NHS Benefits	Benefits				14			14	l I
Hospital admissions		NHS Benefits	Benefits			2,0	22			2,022	2
GP visits		NHS Benefits	Benefits				0			()
Community nurse visits		NHS Benefits	Benefits				0			()
DTOC		NHS Benefits	Benefits				0			()
Fire-related fatalities		Social Benefits	Benefits				93			93	3
Price				0					ſ	1	



How do I get started?3) Project costs and benefits

Jung a control of the posting model your what its compute Sing 2 Define the population of the sing 2 Define the population of the sing 3 Define the sing 4 Define model choose provide the sing 4 Define model construction and sing 3 Define the sing 3 Define the	he pays assumptions of the control of the second pp 1: Customike 'who pp 2: Return to mmbainner inputs d select financial' trus - Funded (user) he pays assumptions tginal pp 1: Fixed data for he pay assumptions tginal pp 2: Fixed data for he pays assumptions tginal pp 2: Fixed data for he pays assumptions tginal the pays assumptions tginal trus - the pays ass	Project costs and benafit Step 1: Input the specific costs and benefits associated the new development the 2. Biefer to the summary tab, at the op of the page, to- understand tot Step 3.	Database Includes source information for all fixed data boints, including uertations for parferent levels of need.
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The screenshot below shows the project costs and benefits tab. This aims to help a commissioner to assess the costs and benefits of a specific new development. For example, a commissioner who wants to create a bottom-up costing of investing in an extra care development for 50 individuals.

Summary	Costs per year			
Care staff costs	٤	-		
Running costs	£	-		-
Land costs	£	-		
Financial support	٤	-		
Savings to the NHS	£	-		This to
Savings to the LA	£	-		
Savings to society	٤	-		
TOTAL	٤	-		— the cost
CARE STAFF COSTS (per year)	0			the spe
Care costs	0			
Cost per care worker				
Number of care workers (FTE)				
Cost to recruit per care worker				
CQC regulatory fee				
Care costs: other	0			
Other (please enter as required)				
Other (please enter as required)				The tool
Other (please enter as required)				
Other (please enter as required)				of guide
Other (please enter as required)				Uj gulue
Other (please enter as required)				
				to consi
Other (please enter as required) Other (please enter as required)				🔪 to consi
Other (please enter as required)				
Other (please enter as required) Other (please enter as required) Other (please enter as required)				be able
Other (please enter as required) Other (please enter as required) Other (please enter as required)				be able
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) BUNNING COSTS (per year)	0			be able specific
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) – Housing benefit	0			to consi be able specific area
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) – Housing benefit Board and lodgings payment (Shared Lives)				be able specific
Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) – Housing benefit Board and lodgings payment (Shared Lives) Housing management cost	0		*	be able specific
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) – Housing benefit Board and lodgings payment (Shared Lives)			*	be able specific
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Housing management cost Catering			*	be able specific
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Housing management cost				be able specific
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Housing management cost Catering				be able specific
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Housing management cost Catering Cleaning				be able specific
Other (please enter as required) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Cleaning Cleaning Laundry				be able specific
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Housing management cost Catering Cleaning Cleaning Laundry Management				be able specific area
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) – Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Housing management cost Catering Cleaning Laundry Management Administration costs				be able specific area
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Catering Cleaning Laundry Management Administration costs Reception staff				be able specific area Note ther
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Rental of a room in a scheme (Shared Lives) – Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Housing management cost Catering Cleaning Laundry Management Administration costs Reception staff Non-staff current expenses (food, utilities, capital) Maintenance				be able specific area Note ther
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Housing management cost Cleaning				be able specific area Note ther
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) RUNNING COSTS (per year) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) - Housing benefit Board and lodgings payment cost Housing management cost Housing management cost Cleaning Cleaning Laundry Management Administration costs Reception staff Non-staff courrent expenses (food, utilities, capital) Maintenance Scheme manager service Emergency alarm				be able specific area Note ther categories
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost <i>Housing management cost</i> Catering Cleaning Laundry Management Administration costs Reception staff Non-staff current expenses (food, utilities, capital) Maintenance Scheme manager service Emergency alarm Running costs: Other				be able specific area Note ther categories
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost Housing management cost Housing management cost Cleaning Cleaning Cleaning Laundry Management Administration costs Reception staff Non-staff courrent expenses (food, utilities, capital) Maintenance Scheme manager service Emergency alarm Running costs: Other Other (please enter as required)				be able specific area Note there
Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Other (please enter as required) Rental of a room in a scheme (Shared Lives) - Housing benefit Board and lodgings payment (Shared Lives) Housing management cost <i>Housing management cost</i> Catering Cleaning Laundry Management Administration costs Reception staff Non-staff current expenses (food, utilities, capital) Maintenance Scheme manager service Emergency alarm Running costs: Other				be able specific area Note ther categories

This table summarises he costs and benefits for he specific development

The tool includes a range of guideline cost 'types' to consider. The user will be able to add costs specific to their own area

Note there are more cost categories in the tool, but ot included here for brevity

How can I find out more about the data that underpins the model? 3) The database

The screenshot below represents the database tab. This sets out the specific costs and savings for each

variable that informs the outputs in the model. The database identifies:

- how each cost / cost-saving variable has ben categorised (e.g. Falls is categorised under *Savings to the NHS*)
- the sources for each variable
- how each cost / cost-saving changes depending on level of need (not pictured below for brevity)

Index	Reference 💌		Cost / Benefit 🍸	Mania Anna	Metric sub-type	Raw Data 🛛 💌	Data unit 🔽	Description	Year 🔻	Source	£/per item/
index •	BenefitSavin	nousing type	Cost / Delient	wetric type	wetric sub-type		£/per person/per	Annual savings per person per year	rear	https://www.local.gov.uk/sites/default/files/d	per year 🏾 🎽
27		Extra Care	Benefit	Savings to the NHS	GP visits	36	vear	GP visits	2019	ocuments/GM Housing LIN Extra Care Resour	36
	BenefitSavin	Extra care	benent		GI VISIO		f/per person/per	Annual savings per person per year	2015	https://www.local.gov.uk/sites/default/files/d	55
2.71	gs to the	Extra Care	Benefit	Savings to the NHS	GP visits	72	year	GP visits	2019	ocuments/GM Housing LIN Extra Care Resour	72
	BenefitSavin						£/per person/per	Annual savings per person per year		https://www.local.gov.uk/sites/default/files/d	
2.72	gs to the	Extra Care	Benefit	Savings to the NHS	GP visits	181	vear	GP visits	2019	ocuments/GM Housing LIN Extra Care Resour	181
	BenefitSavin						f/per person/per	Annual savings per person per year		https://www.local.gov.uk/sites/default/files/d	
2.73	gs to the	Extra Care	Benefit	Savings to the NHS	Community nurse visits	363	year	on community nurse visits	2019	ocuments/GM Housing LIN Extra Care Resour	363
	BenefitSavin						f/per person/per	Annual savings per person per year		https://www.local.gov.uk/sites/default/files/d	
2.74	gs to the	Extra Care	Benefit	Savings to the NHS	Community nurse visits	91	year	on community nurse visits	2019	ocuments/GM Housing LIN Extra Care Resour	91
	BenefitSavin						f/per person/per	Annual savings per person per year		https://www.local.gov.uk/sites/default/files/d	
2.75	gs to the	Extra Care	Benefit	Savings to the NHS	Community nurse visits	181	year	on community nurse visits	2019	ocuments/GM Housing LIN Extra Care Resour	181
	BenefitSavin						f/per person/per	Annual savings per person per year		https://www.local.gov.uk/sites/default/files/d	
2.76	<u> </u>	Extra Care	Benefit	Savings to the NHS	Community nurse visits	453	year	on community nurse visits	2019	ocuments/GM Housing LIN Extra Care Resour	453
	BenefitSavin						£/per person/per	Annual savings per person per year		https://www.local.gov.uk/sites/default/files/d	
2.77	gs to the	Extra Care	Benefit	Savings to the NHS	DTOC	465	year	on DTOC	2019	ocuments/GM Housing LIN Extra Care Resour	465
	BenefitSavin						£/per person/per	Annual savings per person per year		https://www.local.gov.uk/sites/default/files/d	
2.78		Extra Care	Benefit	Savings to the NHS	DTOC	116	year	on DTOC	2019	ocuments/GM Housing LIN Extra Care Resour	116
	BenefitSavin						£/per person/per	Annual savings per person per year		https://www.local.gov.uk/sites/default/files/d	
2.79	0	Extra Care	Benefit	Savings to the NHS	DTOC	233	year	on DTOC	2019	ocuments/GM Housing LIN Extra Care Resour	233
	BenefitSavin						£/per person/per	Annual savings per person per year		https://www.local.gov.uk/sites/default/files/d	
2.8	gs to the	Extra Care	Benefit	Savings to the NHS	DTOC	582	year	on DTOC	2019	ocuments/GM Housing LIN Extra Care Resour	582
	CostMeans-			Means-tested financial			£/per person/per	Mid-point council tax support of 15%		https://www.housinglin.org.uk/_assets/Resour	
2.81	tested	Retirement housing	Cost	support	Council tax support	959	year	for £42,601 per annum council tax	2014	ces/Housing/OtherOrganisation/Final_McCarth	959
	CostMeans-			Means-tested financial			£/per person/per	Mid-point council tax support of 15%		https://www.housinglin.org.uk/_assets/Resour	
2.82	tested	Retirement housing	Cost	support	Council tax support	959	year	for £42,601 per annum council tax	2014	ces/Housing/OtherOrganisation/Final_McCarth	959
	CostMeans-	.		Means-tested financial			£/per person/per	Mid-point council tax support of 15%		https://www.housinglin.org.uk/_assets/Resour	
2.83	tested	Retirement housing	Cost	support	Council tax support	959	year	for £42,601 per annum council tax	2014	ces/Housing/OtherOrganisation/Final_McCarth	929
	CostMeans-	Desting and housing	0	Means-tested financial	0	050	£/per person/per	Mid-point council tax support of 15%	0014	https://www.housinglin.org.uk/_assets/Resour	050
2.84	tested	Retirement housing	Cost	support	Council tax support	959	year	for £42,601 per annum council tax	2014	ces/Housing/OtherOrganisation/Final_McCarth	323
2.00	BenefitMea	Euton Cours	Desset	Means-tested financial		105	£/per person/per	Used to calculate equipment and	2010	https://www.housinglin.org.uk/_assets/Resour	105
2.85	ns-tested	Extra Care	Benefit	support	Equipment and adaptions	125	year	adaption savings to local authorities	2016	ces/Housing/OtherOrganisation/Valuing-	125

Step 1: Tatability the horsing models you want to compare Step 2: Define the noeth mix of your population Step 3: input the Step 3: input the additional population that requires housing impact of changing the housing mix Step 4: Tailor includes the housing mix Step 4: Tailor includes to establish the rout and	Who pays assumptions User Step 1: Customise 'who pays' & who saves' Step 2: Return to commissioner inputs' atotus -Funded (user) Who pays assumptions Original Step 1: Fixed data for 'who pays' and 'who saves' Step 2: Return to commissioner inputs & select financial status - Funded (arisend)	Project costs and benefits: Step 3: input the specific costs and benefits associated the new development the part of the specific to the summary tab, at the understand tot Step 3:	Database Includes source information for all fixed data points, including variations for different levels of need.
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Key sources that will help you to generate useful and accurate outputs from the tool

- Gathering information about your local area, determining the level of need that exists and current stock.
 Please see the case studies highlighted in the toolkit for more information on how other local areas have undertaken this research previously.
- Download the excel tool from the <u>SCIE</u> website.



Appendix

Glossary of terms

- **Price:** This refers to the price local authorities charge for residents using specific housing models.
- **Bottom-up costs:** Specific cost variables that inform each cost category e.g. Capital costs refer to land costs and building development costs.
- Level of need: This refers to the level of assistance or care requirements for a resident. This model considers three levels of need: low, medium and high.
- Self-funder: A resident who can fund their own supported housing facility.
- **Funder:** A resident who receives funding from local authorities / central government / NHS in order to live in supported housing facilitates.
- Attendance Allowance: is a state benefit paid to disabled people who require constant care.

Additional tabs

- Reference data tab: This contains data that was used to inform the benefits calculated in the model.
- Who pays assumptions merged tab: This tab allows the user to make further analysis on the 'who pays assumptions original' tab and the 'who pays assumptions user' tab.
- **Savings analysis tab:** This tab allows the user to work out the costs and benefits which are then summarised in the 'user inputs' tab.
- Benefits assumptions
 - **NHS Falls tab:** Falls savings calculations for each housing model.
 - Savings to the NHS Extra Care tab: GP visits, community nurse visits and DTOC savings for extra care housing. Please note, due to a lack of availability, calculations could only be carried out for Extra Care housing.
 - **NHS Hospital admissions tab:** Savings calculations for a reduction in hospital admissions for each housing model.
 - **NHS Loneliness tab:** Savings calculations for loneliness for each housing model.
 - Societal Benefits tab: Savings calculations for a reduction in the cost of fire-related fatalities for each housing model. Please note, due to a lack of data availability, we were limited in the extend to which we could explore societal benefits.
- Cost assumptions
 - **Care staff costs tab:** Calculation breakdown for the cost of care staff. Please note, users can tailor this data to the local area.
 - EQUIP&DFG tab: Calculation breakdown for the cost of Equipment and the Disability and Facilities Grant for each model of housing.