



**Information Governance Team**

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11 May 2022

Dear Sir/Madam

**Freedom of Information Act 2000 (FOIA)**

**Request ID: FOI414158099**

Thank you for your request for information relating to exempt accommodation.

You have requested the following information:

**I am interested in understanding more about how your local authority manages its provision of “Exempt Accommodation”.**

**Exempt Accommodation in these questions is defined in legislation, namely accommodation which provides Housing Benefit claimants with exemption from the main HB rent restriction schemes that have been introduced from January 1996 ie:**

- the local reference rent rules; and
- the local housing allowance rules.

**The legal definition of 'Exempt Accommodation' can be found in paragraph 4(10) of Schedule 3 to the Housing Benefit and Council Tax Benefit (Consequential Provisions) Regulations 20061 specifically:**

**Accommodation which is provided by a non-metropolitan county council in England within the meaning of section 1 of the Local Government Act 1972, a Housing Association, a registered charity or voluntary organisation where that body or a person acting on its behalf also provides the claimant with care, support or supervision.**

**For ease, a Freedom of information was sent to you last year with the same questions as 1)**

and 2) but covering the years 18/19, 19/20 and 20/21. See:  
[https://www.whatdotheyknow.com/user/victoria\\_mcdermott](https://www.whatdotheyknow.com/user/victoria_mcdermott)

If you responded to the above FOI last year, could you provide me with comparable data for this year.

**1) Please complete the following questions below about the cost of exempt provision in your local authority in 2021/22.**

**A) How much did you spend on the provision of “exempt accommodation”?**

In 2021/22 £19,919,708.81 was paid in Housing Benefit for exempt accommodation.

**B) How many HB claims did you receive under the exempt rules?**

There were 2,872 successful claims under the exempt rules.

**2) Please complete the following questions below about the providers of exempt accommodation in your local authority for each of the following years: 2021/22**

**a) Total number of providers who received exempt HB funding**

**Of which were:**

**i) Registered Providers (registered with the Regulator of Social Housing).**

**ii) Registered Charities (Organisations registered with Charity Commission but not with Regulator for Social Housing)**

**iii) Community Interest Companies (registered as a CIC on the Companies House register, but not registered with the Regulator of Social Housing or the Charity Commission).**

**iv) Local Authority (including those where the Authority is also registered with the Regulator of Social Housing).**

**v) Other**

**b) Total number of units provided that received exempt HB funding for each of the following years: 2021/22**

**i) Registered Providers (registered with the Regulator of Social Housing).**

**ii) Registered Charities (Organisations registered with Charity Commission but not with Regulator for Social Housing)**

**iii) Community Interest Companies (registered as a CIC on the Companies House register, but not registered with the Regulator of Social Housing or the Charity Commission).**

**iv) Local Authority (including those where the Authority is also registered with the Regulator of Social Housing).**

**v) Other**

For Questions 2a and 2b, please see the attached document.

**3. Could you provide a list of all providers that have provided exempt accommodation and, if possible, the number of claims they are/were responsible for? Could you please provide this data for the years 2019/20, 2020/21 and 2021/22**

Please see the attached document.

#### **4. Please can you provide links to (or copies of) any policy/procedure documents or guides the council has produced regarding exempt accommodation?**

There is no specific formal documentation but the general administration process once a HB claim is received is as follows:

- A detailed breakdown of the rent and charges is required from the provider
- This is scrutinised by an officer with specialist knowledge in Supported Exempt Accommodation. The costs are compared with other similar scheme types and client groups. If the costs are reasonable, they will be agreed. If they are higher than what we would expect based on our prior knowledge and experience, we will liaise with the provider and may question the costs / ask for further information or evidence. Costs would then be agreed or restricted
- There is not a “standard” housing benefit rate for SEA schemes. Each is looked at individually, taking into account their specification and client group
- Rents will be reviewed if there was a significant increase or decrease in the rent charged, or a change in the specification of the accommodation – including staffing levels, different client group etc

b) Please could you confirm if you have a dedicated team looking into exempt accommodation or exempt accommodation claims? If so, how many people in this team?

There are two dedicated officers for decision making. Processing of claims is done by the “New Claims Team”.

The supply of information in response to a FOI/EIR request does not confer an automatic right to re-use the information. You can use any information supplied for the purposes of private study and non-commercial research without requiring further permission. Similarly, information supplied can also be re-used for the purposes of news reporting. An exception to this is photographs. Please contact us if you wish to use the information for any other purpose.

For information, we publish a variety of information such as: [FOI/EIR Disclosure Log](#), [Publication Scheme](#), [Facts about Coventry](#) and [Open Data](#) that you may find of useful if you are looking for information in the future.

If you are unhappy with the handling of your request, you can ask us to review our response. Requests for reviews should be submitted within 40 days of the date of receipt of our response to your original request – email: [infogov@coventry.gov.uk](mailto:infogov@coventry.gov.uk)

If you are unhappy with the outcome of our review, you can write to the Information Commissioner, who can be contacted at: Information Commissioner’s Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF or email [icocasework@ico.org.uk](mailto:icocasework@ico.org.uk).

Please remember to quote the reference number above in your response.

Yours faithfully

**Information Governance**

	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>
<b>Total number of providers who received HB for exempt accommodation</b>	38	41	46	47
<b>Registered Providers</b>	24	26	29	28
<b>Registered Charities</b>	4	4	4	4
<b>Community Interest Companies</b>	10	11	13	15
<b>LA</b>	0	0	0	0
<b>Other</b>	0	0	0	0
<b>Total number of units that received HB for exempt accommodation</b>	2859	2970	3244	
<b>Registered Providers</b>	2205	2302	2460	
<b>Registered Charities</b>	329	335	362	
<b>Community Interest Companies</b>	325	333	422	
<b>LA</b>	0	0	0	0
<b>Other</b>	0	0	0	0

<b>2019/2020</b>	<b>2020/2021</b>	<b>2021/2022</b>
Accord	Accord	Advance
Advance	Advance	Anchor
Anchor	Anchor	Anjuman
Anjuman	Anjuman	Ashley Community Housing
Ashram Housing	Ashley Community Housing	Aspire HA
Aspire HA	Aspire HA	Aspire CIC
Aspire CIC	Aspire CIC	Asra
Asra	Asra	Bespoke Supported Ltd
Bespoke Supported Ltd	Bespoke Supported Ltd	Coventry Church Charities
Coventry Church Charities	Coventry Church Charities	Coventry Haven
Coventry Haven	Coventry Haven	Coventry Mind
Coventry Mind	Coventry Mind	Coventry Refugee Centre
Coventry Refugee Centre	Coventry Refugee Centre	Cyrenians
Cyrenians	Cyrenians	Dimensions UK Ltd
Dimensions UK Ltd	Dimensions UK Ltd	Emmaus
Emmaus	Emmaus	Extracare
Extracare	Extracare	Fair Place Homes Ltd
Fair Place Homes Ltd	Fair Place Homes Ltd	Fulcrum Recovery
Fry Housing	Fry Housing	Golden Lane Housing
Fulcrum Recovery	Fulcrum Recovery	Green Square Accord
Golden Lane Housing	Golden Lane Housing	Hope Into Action
Hope Into Action	Hope Into Action	Housing 21
Housing 21	Housing 21	Ike Housing
Ike Housing	Ike Housing	Inclusion Housing
Inclusion Housing	Inclusion Housing	Jephson Stonewater
Jephson Stonewater	Jephson Stonewater	Langley Housing Trust
Langley Housing Trust	Langley Housing Trust	Chosen Lives Co-Op
Chosen Lives Co-Op	Chosen Lives Co-Op	Midland Heart
Midland Heart	Midland Heart	NACRO
NACRO	NACRO	Nova Housing Group
Open Doors	Nova Housing Group	Open Doors
Open Hands	Open Doors	Open Hands
Orbit	Open Hands	Orbit
Panahghar	Orbit	Panahghar
Salvation Army	Panahghar	Prospective Future Pathways
Sanctuary Housing	Prospective Future Pathways	Salvation Army
Stonham	Salvation Army	Sanctuary Housing
Trinity Housing Association	Sanctuary Housing	Sean Moses Housing
Valley Housing	Spring Housing	Spring Housing
YMCA	St Basils	St Basils
Citizen Housing	Stonham	Stonham
	Trinity Housing Association	Trinity Housing Association
	Valley Housing	Valley Housing
	YMCA	Verto Living
	Westmoreland Housing	YMCA
	Citizen Housing	Westmoreland Housing
		Citizen Housing