

Falkirk Council

Title: Local Housing Strategy 2015 Update
Meeting: Executive
Date: 16 August 2016
Submitted By: Director of Corporate & Housing Services

1. Purpose of Report

- 1.1 This annual report provides information on progress from the last update presented to Executive in March 2015 with delivering the outcomes set in the Local Housing Strategy (LHS) 2011-2016.

2. Recommendations

It is recommended that the Executive:

- (1) **notes progress in delivering the Local Housing Strategy; and**
(2) **notes the key findings relating to the Housing Need and Demand Assessment; Annual Homelessness statement; Older Person's Housing Plan and Housing Contribution Statement.**

3. Background

- 3.1 The Housing (Scotland) Act 2001 places a statutory duty on Local Authorities to prepare local housing strategies (LHS) for their area, supported by an assessment of housing need and demand.
- 3.2 The LHS provides the strategic direction for tackling housing need and demand; informs future investment in housing and related services across the Council area; and is the sole strategic document on homelessness, housing support and fuel poverty.
- 3.3 The LHS is a flexible and changing document to meet the needs of the housing environment. To adapt to this, some changes have been made to actions and timescales in light of the considerable changes in the strategic landscape of housing since the LHS was adopted by Council in December 2011. Firstly, the integration of health and social care with the requirement of a Falkirk Integrated Strategic Plan by April 2016 which must be accompanied by a Housing Contribution Statement and, secondly, the Scottish Government's increased emphasis on housing options to tackle homelessness, have required the LHS to be altered.
- 3.4 The Scottish Government has aligned the timescale for the LHS to that of the Local Development Plan (LDP) and both must be informed by a single Housing Need and Demand Assessment (HNDA). The HNDA provides evidence to inform both supply targets set out in the LHS and housing land allocation set out in the LDP, some of the outcomes of the HNDA are noted in section 4 below and a summary sheet is attached at appendix 1.

4. Considerations

Local Housing Strategy Update

- 4.1 The LHS sets out a vision (Homes for Now, Homes for the Future) and is underpinned by 6 outcomes:
- best use is made of existing and new affordable housing stock to address local needs;
 - advice and information is provided on a range of affordable housing options in order to prevent homelessness;
 - people with disabilities are able to adapt their homes or have information they need to make appropriate housing choices;
 - housing support and other services are provided to help people live independently;
 - the condition and sustainability of housing is improved and measures put in place to address fuel poverty; and
 - all rented housing is managed effectively and efficiently.
- 4.2 The LHS action plan listed 59 tasks required to achieve the above outcomes, 55 of those are now completed as noted in appendix 2. Of the 4 remaining tasks, 3 relate to the introduction of a Common Housing Register to enable applicants for housing to submit one application for all social landlords in the area. Discussions are still ongoing with Registered Social Landlords in the area to determine if the development of a Common Housing Register is still an option. The remaining task relates to the allocation of 50% of lets to statutory homeless applicants; however this action has been impacted on by policy changes and the introduction of Housing Options which has resulted in a reduction in homeless assessments. The Executive in January 2015 agreed to reduce the allocation of lets to homeless applicants to one third. Appendix 2 provides details and progress updates in relation to all the LHS actions.
- 4.3 These actions will be reviewed as part of the consultation for the 2017-2020 Local Housing Strategy.

Annual Homelessness Statement

- 4.4 The Annual Homelessness Statement is prepared alongside the LHS. The information contained in the LHS update is based on the outcomes for 2014/15 to tie in with other Scottish Government statistics, appendix 3 is the updated statement on Homelessness for 2015/16. The key findings in 2015/16 are as follows;
- there was a decrease in homelessness assessments in Falkirk Council from 1199 in 2014/15 to 1069 in 2015/16. This is in line with national figures;
 - 'Asked to leave' is the most commonly cited reason for a homeless presentation locally (25%) and nationally (36%) which is similar to 2015/16;
 - the majority of homeless applicants were single people (61%), of these the majority were single males (65%);

- nationally a third of applications were from those aged 25 to 34 years, however in Falkirk applications are slightly higher than this at 40%. The proportion of total applicants for those aged 34 and under nationally is 57% male and 65% female. In Falkirk, the gender breakdown is more even at 51% male and 49% female; and
- the number of households in temporary accommodation, both nationally and locally, has risen since 2002 driven by homeless legislation and the requirement to provide temporary accommodation during assessment. However, during 2015/16 there was a slight decrease nationally with a more significant decrease (-44%) in Falkirk.

The Strategic Housing Investment Plan (SHIP)

- 4.5 The SHIP outlines the projects to be funded through the Scottish Government's Affordable Housing Supply Programme and other resources such as 2nd homes council tax and Falkirk Council housing investment programme.
- 4.6 Between 2011/12 and 2015/16, a total of 652 affordable properties were built by Falkirk Council and local RSLs, of which 208 are accessible (suitable for those with a disability or mobility problems). In addition, 243 properties were purchased through the Council's "buyback" scheme whereby the Council purchases former Council properties which have been advertised for sale. The average cost of a buyback property over this period is £65k.
- 4.7 The Scottish Government have announced increased subsidy levels of £57k per Council new build and minimum of £70k per Registered Social Landlord new build. These subsidy levels represent one third of the Council's costs for an average new build property.
- 4.8 A new Strategic Housing Investment Plan requires to be submitted to the Scottish Government by November 2016. This will set out proposed new projects to be funded through Affordable Housing Supply Programme and other resource streams such as second homes Council Tax and the Affordable Housing Policy. A report will be presented to Members prior to submission to Scottish Government.

Housing Needs and Demand Assessment (HNDA)

- 4.9 As noted at 3.4, the HNDA informs housing policy and planning. The assessment is undertaken jointly by Housing and Development Services using a tool devised by the Scottish Government.
- 4.10 It is estimated that an additional 591 all tenure properties required annually over the coming five year period (2016-2020), 300 of those should be affordable housing, of which 219 should be social rent. From a Council perspective affordable properties can be provided as new build properties or by making better use of existing stock for example the existing "Buyback scheme". However, it must be noted that the annual number of additional properties quoted is an estimate and does not equate to the future number or type of housing that will actually be delivered.

- 4.11 Further work will be undertaken to inform both the new Local Housing Strategy and the Local Development Plan which will set a housing supply target, taking into consideration factors which will impact on the pace and scale of housing delivery such as housing policies, available finance, market perceptions, completion history and house builder returns.
- 4.12 In addition, detailed analysis on specialist housing provision has highlighted that there is a demand for disabled adaptations in 2% of the housing stock (c.1,380 units; and that there is an all tenure need for 510 units suitable for wheelchair users.

Housing Contribution Statement – Health & Social Care Integration

- 4.13 The Strategic Plan for Health & Social Care Integration notes Housing Services' contribution through the Housing Contribution Statement (HCS), the statement is required as part of the Strategic Plan requirements. The HCS provides an essential link with the Strategic Plan and Local Housing Strategy and is attached at Appendix 4. The HCS was approved by the Integrated Joint Board at its meeting in June.
- 4.14 The HCS highlighted a number of opportunities which have been agreed will be taken forward as part of an action plan for the recently formed Housing Contribution Statement Group chaired by the Head of Housing. The opportunities identified include:
- explore how dementia friendly design can be incorporated into Housing with Care (HwC) developments;
 - continue the work on information leaflets for older people on their housing options;
 - work with our RSL partners to create a single register for those wishing to access specialist housing;
 - explore how future developer contributions towards affordable housing and health care can be aligned with Strategic Plan priorities;
 - explore the potential for redesign and remodelling of existing specialist housing to meet the future housing needs and support of older and disabled people.
- 4.15 In addition, a project has been ongoing between NHS Forth Valley, Falkirk Council Housing and Adult Services Social Work to streamline processes for adaptations. As Members will be aware, adaptations for those with a disability are a mandatory function for health and social care integration and as such the budget for tenants and occupiers which is currently within Housing Services transferred to the Integrated Joint Board in April this year.

Older People's Housing Plan

- 4.16 Housing for older people is defined locally as Housing with Care Level 1, 2 or 3 Level 1 is very sheltered housing; Level 2 is sheltered and Level 3 is amenity housing.

4.17 An analysis and consultation was carried out in relation to the current provision for older people and the main findings as follows:

- there is low demand for the current model of housing with care;
- there is a lack of awareness of services locally which could enable older people to remain in their own home;
- some of the properties currently considered as housing with care are not suitable for older people with mobility issues;
- there is an over provision of sheltered housing in the high rise flats;
- there is a need for specialist provision for older people who develop dementia whilst living in the community ;
- there is a potential need for Extra Care Housing (Very Sheltered) which requires some further analysis.

4.18 A review of the provision of housing with care will be progressed by the Housing Contribution Statement Group as noted at 4.14 above.

5. Consultation

5.1 Consultation to help inform and shape the content of the LHS covering the period 2017-2022 is currently underway. Two sessions were arranged for Members on 7th July and 16th August. Consultation will also take place over the summer period with Tenants, Resident Groups, Community Councils, local clubs, local families and individuals and involves a wide variety of media formats.

5.2 Consultation in relation to housing for older people included focus groups, surveys and the Citizens Panel. A total of 800 people took part in the consultation (almost 100 of those took part in the focus groups). This will be added to the feedback referred to in 5.1 above.

6. Implications

Financial

6.1 The Scottish Government has provided details of the anticipated Affordable Housing Grant which will be made available over the next 4 years. The Resource Planning Assumption for Falkirk Council and local RSLs is shown within the table below.

2016/17	£7,015,000
2017/18	£5,612,000
2018/19	£4,290,000
2019/20	£2,806,000

Further details will be reported to Members as part of the Strategic Housing Investment Plan as noted at 4.7 above.

- 6.2 As noted at 4.6 above, the Affordable Housing Grant represents around a third of the cost of a Council new build property, the balance of the resources required for the programme will be included in the Housing Investment Programme 2016/17 – 2019/20.
- 6.3 It is anticipated that a proposal for resources from the Integrated Care Fund will be presented to the Integrated Joint Board to progress the work outlined in the Housing Contribution Statement, as detailed in 4.14 above.

Resources

- 6.4 The additional resources required (in addition to the grant funding outlined in the table above) for the Council new build programme and “buy backs” will be included in the budget for future housing investment programmes.

Legal

- 6.5 No legal implications.

Risk

- 6.6 No risks identified.

Equalities

- 6.7 A full Equalities & Poverty Impact Assessment was carried out for the LHS 2011-16 and no significant equality issues were identified. An EPIA is currently underway for the LHS 2017-22.

Sustainability/Environmental Impact

- 6.8 A full Strategic Environmental Assessment was carried out for the LHS 2011-16. A screening of environmental impacts has been carried out for the LHS 2017-22 and the Consultations Authorities agreed that there was no likelihood of significant environmental impacts.

7. Conclusions

- 7.1 Significant progress on the delivery of the LHS 2011-16 outcomes has been achieved.
- 7.2 Housing's contribution in relation to Health & Social Care Integration is outlined in the Housing Contribution Statement which outlines the opportunities for joint working in relation to the provision of specialist housing and specialist housing advice. This has been informed through the consultation on the Older People's Housing Plan.
- 7.3 Consultation in relation to the LHS 2017-2020 commenced over the summer period with information sessions for Members.

- 7.4 The Annual Homelessness Statement which forms part of the Local Housing Strategy is appended to this report highlights a similar trend to previous years and in line with national trends.
- 7.5 A further report will be presented to Members in relation to the Strategic Housing Investment Plan prior to the submission to the Scottish Government.

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APPENDICES

Appendix 1 HNDA summary

Appendix 2 LHS Action Plan update

Appendix 3 Annual Homelessness Statement

Appendix 4 Housing Contribution Statement

List of Background Papers:

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973:

- None

LOCAL HOUSING STRATEGY 2015 UPDATE

EXECUTIVE – 16 AUGUST 2016

**HOUSING NEEDS & DEMAND ASSESSMENT
EXECUTIVE SUMMARY**

APPENDIX 1

	Housing Market Drivers
Demographic issues for the local housing market (s)	<ul style="list-style-type: none"> • The population is expected to increase by 10% or 16,330 between 2012 and 2037. • The largest household type in 2012 was one adult and no children. This is projected to increase by 32% by 2037. • The number of households is projected to increase by 16% or 10,979 households. • This increase in population and households is a consequence of the ageing population and in migration. • The number of people over retirement age is projected to increase by 72% between 2012 and 2037 and by 175% for those aged over 85. • This will mean demand for purpose built housing to meet the needs of the ageing population. It is likely that most older people will wish to remain in their own home for as long as possible. This will mean an increase in the demand for adaptations to be made to existing housing. • The biggest projected fall in population is within the 25-44 age group which is projected to fall by 5.9% and the 45-59 age group which is projected to fall by 8.3%. • The demand for health and social care services will increase in the area due to the projected increase in the older population.
Affordability issues for the local housing market (s)	<ul style="list-style-type: none"> • The number of house sales are around 45% below 2007 levels. House prices are also still below the 2007 levels. • The median price for a resale property in the Falkirk council area in 2013 was £95,750 and for a new build property was £187,000. • The lower quartile price for a resale property in the Falkirk Council area in 2013 was £68,000 and for a new build was £149,995. • New build house prices are significantly more expensive than re-sale prices. There have been 84 buyers provided with funding through the Help to Buy Scheme which will help buyers purchase a new home without having to fund all of the purchase price. • In 2014-15, average weekly Council rents in Falkirk Council were the 4th lowest in Scotland and lower than RSL rents in the area. • Average private rents have increased by 2% between 2009-2014. The highest increase was seen in Stenhousemuir, Larbert & Rural North and Denny & Bonnybridge at 5%. • The average income of fulltime workers resident in Falkirk was £29,164 in 2014, whereas the lower quartile income was £19,561. • Interest rates are at an all-time low of 0.5% and have been at this low rate since 2009. This means that the cost of borrowing is low. However most first time buyers are faced with an average deposit of £19,000 which prevents them from getting on the property ladder.
Economic issues for the local housing market (s)	<ul style="list-style-type: none"> • The largest group of people in the area work in public administration, education and health but the numbers have fallen in the last 6 years and could fall further as public sector budgets are stretched which means many local authorities are looking at staff cuts. • The economic output measure Gross Value Added (GVA) in Falkirk increased between 2011 and 2012 by 4.7%, which is higher than Scotland

	<p>as a whole at 0.4%. Grangemouth makes a big contribution to the local and Scottish economy.</p> <ul style="list-style-type: none"> • The number of people unemployed in Falkirk has fallen by 40% between 2011 and 2014 but youth unemployment is higher at 4.8% of the population than Scotland as a whole at 3.8%. This will have an impact on their affordability with regards their ability to access their choice of housing tenure in the area. • Employment has been increasing and in 2013-14 reached 73,200 but this is still below the 2007-08 level of 74,100.
	Stock Profile, Pressures & Management Issues
Housing Quality	<ul style="list-style-type: none"> • Stock in Falkirk is generally in better condition than Scotland as a whole. • There is a lack of information on the condition of properties in the private rented sector. • The 2013 SHCS found that in Falkirk, 61% or 9,000 of pre-1945 properties compared to 50% for Scotland as a whole have some urgent disrepair.
Housing Stock and Pressures	<ul style="list-style-type: none"> • There has been an increase in the demand for smaller properties and less demand for 3 bedroom flats in the area in the social rented sector due to the “bedroom tax”. • In terms of all tenure stock in the area, there is a higher concentration of flatted accommodation in Falkirk (46%) and Grangemouth (52%) whereas there are more detached and semi-detached houses in Larbert, Stenhousemuir and Rural North (63%), Polmont & Rural South (65%) and Denny & Bonnybridge (51%). • In terms of Council stock, there is a higher proportion of 3 bedroom flats in the Grangemouth area (42%) and to a lesser extent the Falkirk area (26%).
Size, type, tenure and location of future social housing supply	<ul style="list-style-type: none"> • There is a higher proportion of social rented stock in the Falkirk area, higher proportion of owner-occupied and smaller proportion of private rented, than in comparison to the national average. There has been a 6 percentage point increase in private rented stock in the last 20 years. • There is a higher percentage of 1 and 2 bedroom properties in Grangemouth and Falkirk and a higher percentage of larger properties in the Stenhousemuir, Larbert & Rural North and Polmont & Rural South area. • There are more social rented properties located in Grangemouth (36%) and Falkirk (31%) than the Falkirk area average of 27%. • There is more owner-occupied stock in Stenhousemuir, Larbert & Rural North (73%) and Polmont & Rural South (73%) than the Falkirk area average.
Sustaining communities e.g. using tenure diversification/ regeneration	<ul style="list-style-type: none"> • Regeneration initiatives needed in areas where there are larger flats which have become low demand since the introduction of the “bedroom tax”. • Evidence from the 2009 All Tenure House Conditions Survey highlights that disrepair is worse in ex-RTB properties.
	Estimate of Additional Future Housing Units over 2016/17- 2020/21 (5 years)
	<p>Total households with existing need – 767 to be cleared over 10 years</p> <p>Total number of new households over the project period 2104</p> <p>Total number of households over the project period who can afford;</p>

	<ul style="list-style-type: none"> • Owner occupation – 910 • Private rent – 544 • Below market rent – 407 • Social rent – 1, 094
Accessible and Adapted Housing	<ul style="list-style-type: none"> • The 2007 building standards include enhanced accessibility and adaptability standards. The SHIP will continue to deliver new build properties which will be accessible for all. • The older people's population is increasing with people living longer. This means that there will be an increased need to adapt properties. Participants in the older people's consultation highlighted that they would wish to remain in their own home where possible. • There is a demand for disabled adaptations in 2% of the housing stock around 1,380 units. • There is a need to streamline the process for disabled adaptations and reduce timescales. This is being progressed through the ihub Adapting for Change project of which Falkirk is one of the 5 test sites nationally.
Wheelchair Housing	<ul style="list-style-type: none"> • There is an all tenure need for between 300- 510 wheelchair accessible properties.
Non-Permanent Housing (Students, Migrant Workers, Homeless People, Refugees and Asylum Seekers)	<ul style="list-style-type: none"> • Most notably single males are over represented in homeless presentations. Falkirk Council's current Housing Options are equipped to provide advice and information on each applicant's personal circumstances in a wide variety of formats and languages.
	<ul style="list-style-type: none"> • Development of a temporary accommodation strategy will assist to ensure accommodation is available to meet the changing profile of our homeless applicants. • The trend for homeless applicants and use of temporary accommodation is downwards.
Non-Permanent Housing (Students, Migrant Workers, Homeless People, Refugees and Asylum Seekers) Contd.	<ul style="list-style-type: none"> • Homeless applications have increased slightly this year and thus potentially impact on the levels of temporary accommodation required. Continued monitoring of the level of temporary accommodation to ensure supply continues to meet the changing profile of homeless applicants.
Supported Provision (Care Homes, Sheltered Housing, Hostels and Refugees)	<ul style="list-style-type: none"> • There is a potential need for Extra Care Housing which is being explored through the IJB. • There is low demand for the current model of HwC which is being explored through the IJB • There is a need to consider the alignment of national and local data in relation to specialist housing. • There is a need for specialist housing advice for older people and those with disabilities. • There is a need to explore housing design and how this can help people with dementia.
Care and support for	<ul style="list-style-type: none"> • There is increasing demand for home care, telecare and respite care.

independent living at home
(e.g. Telecare, Homecare, Small Repairs Handyperson's Service, Care and Repair)

- There is a need for housing support particularly for those with mental health issues, learning disabilities and dementia.
- The majority of older people are owner occupiers. A high percentage of the properties in disrepair and fuel poor are occupied by older people. There is therefore a need for housing advice and services for older home owners (Small Repairs Handypersons Scheme, Care and Repair).

LOCAL HOUSING STRATEGY 2015 UPDATE

EXECUTIVE – 16 AUGUST 2016

LOCAL HOUSING STRATEGY UPDATE

APPENDIX 2



Falkirk Council
Corporate & Housing Services

Local Housing Strategy 2011-2016

2014/2015 UPDATE

Please note the information obtained for this report is provided by a variety of sources that become available at various times throughout the year.

Outcome No.		Actions	Actions complete	%
1	Best use is made of the existing and new affordable housing to address local needs	10	10	100%
2	Advice and information is provided on a range of affordable housing options in order to prevent homelessness	9	8	89%
3	People with disabilities are able to adapt their homes or have the information they need to make appropriate housing choices	8	8	100%
4	Housing support services are provided to help people live independently	6	6	100%
5	The condition and sustainability of housing is improved and measures put in place to address fuel poverty	14	14	100%
6	All rented housing is managed effectively and efficiently	12	9	75%
		59	55	93%

Source: Local Housing Strategy 2011-2016 Outcomes Template

Action	Reason Action is not met
Action 19 Social rented landlords increase mainstream lets to 50% to statutory homeless applicants with right to permanent accommodation to 50% by 2013 in line with the Scottish Government requirements	This action has been impacted on by policy changes. The introduction of Housing Options interviews has seen a decrease in the numbers presenting as homeless, which in turn has seen a reduction in the percentage of lets to homeless applicants
Action 50 Social rented landlords set up a project group to take forward the development of a Common Housing Register (CHR)	There is a facility on Falkirk Council's website which allows applicants to advise if they are interested in housing with the main general needs RSLs in the area. The applicant's details are passed onto the relevant RSL and they contact the applicant directly.
Action 51 The project group explores the software for a CHR based on the annual list of all applicants for social rented housing	Leads in from above
Action 52 The project group works to increase the number of partners on the CHR	Leads in from above

Source: Local Housing Strategy 2011-2016 Outcomes Template

Falkirk Council Local Housing Strategy Update 2014/15.

Falkirk Council's Local Housing Strategy received full Committee approval on 28th November 2011. The Local Housing Strategy Action Update provides an annual account of the progress made and our commitment towards achieving our six Local Housing Strategic Outcomes.

Outcomes:

1. Best use of the existing and new affordable housing to address local need.
2. Advice and information is provided on a range of affordable housing options in order to prevent homelessness.
3. People with disabilities are able to adapt their homes or have information they need to make appropriate housing choices.
4. Housing support services are provided to help people live independently.
5. The condition and sustainability of housing is improved and measures put in place to address fuel poverty.
6. All rented housing is managed effectively and efficiently.

Since the publication of the Local Housing Strategy in 2011 the housing strategic landscape has changed. This has had an adverse effect on the way our front line services are currently delivered. The most significant challenges to affect our housing landscape include the uncertain economic climate, the housing market, Welfare Reform in particular Universal Credit, an increasing elderly population and significant reduction in public spending.

Falkirk Council has responded to these challenges by developing a flexible and responsive approach in delivering the six strategic outcomes alongside striving to continue to provide quality services to customers. The impact of these challenges will inevitably affect the housing landscape across all tenures and will continue to place further demand on an already pressured social rented housing sector.

The Action Plan has been designed to drive the Strategy's six outcomes and due to the challenges highlighted above some actions may require to be re-evaluated due to factors out with the control of key stakeholders. The monitoring, evaluation and reporting arrangements currently in place are adaptable and robust enough to respond to the current landscape and while individual actions may require to be amended, the Vision remains: **Homes for Now; Homes for the Future.**

It is important to add that the Update is all tenure and draws on a variety of different sources released in various timeframes.

OUTCOME 1. Best Use is made of the existing and new affordable housing to address local needs.

Action	Update
<p>1. Provide new social rented housing including social rented, low cost home ownership, mid-market rent, properties for people with disabilities</p>	<p><u>Falkirk Council.</u> The Council's total stock figure has risen from 16,175 in 2013/14 to 16,328 in 2014/15, which is a net gain of 153 properties. The changes to the stock figure in 2014/15 comprises the following :</p> <p><u>243 - Acquisitions/Additions to Stock</u> 144 - New council homes were completed in 2014-15. A total of £18m was invested, supported by £4.25m of grant funding from the Scottish Government. A breakdown of the 144 new homes, by project, is detailed below:</p> <ul style="list-style-type: none"> • 40 units – Parkhall Drive, Maddiston Falkirk; • 24 units– Merchiston Road Phase 1, Falkirk; • 24 units - Windsor Road, Falkirk; • 56 units - Tinto Drive, Grangemouth. <p>10 - New council homes developed by refurbishing the ground floor at 3 high rise flats. 77 – Properties acquired through the Buy back initiative. 11 - Mortgage to Rent (MTR) properties acquired. 1 – Property transferred to the Housing Revenue Account (HRA)</p> <p><u>90 - Stock Deductions/Disposals</u> 87 – Right to Buys sales 2 – Reconfigured units as part of the remodelling of flats at Kersiebank Avenue. 1 – Reclassified as a commercial HRA asset.</p> <p><u>Link</u></p> <ul style="list-style-type: none"> • 30 units – Auchincloch, Banknock – completed in March 2015 social rented units includes 2 x 2 bed wheelchair bungalows, 1 x 3 bed bungalow) <p><u>Lorretto</u></p> <ul style="list-style-type: none"> • 35 units – Glenburn Road, Hallglen – social rented units includes 4 x 5 bed properties.

2. Continue to participate in Scottish Government initiatives (such as the NHT) to increase affordable housing supply	There are no NHT developments currently in development for 2014/15.
3. Consider purchasing former Council or RSL properties when they become available for sale (larger properties if cost effective) and rationalising flatted accommodation (links to blocks where Council majority/ minority landlord also if cost effective)	Since Falkirk Council Buy Back Scheme was granted committee approval on 12/2/2013, 69 properties were acquired 2013/14, 77 in 2014/15 and 45 properties from the period April 2015 to September 2015. Currently on target to achieve the 90 property target set for 2015/16.
4. Falkirk Council Corporate and Housing Services (FC C&N) and RSL partners will explore the potential of a pressured area status bid in 2012	The Scottish Government have announced the Right to Buy will be abolished for all tenants on 1 st August 2016. There is no longer a requirement to pursue a Pressured Area Status bid.
5. Falkirk Council (C&N) and Housing Associations review partnership agreements annually in order to monitor working relationships which inform the annual LHS update and the SHIP	A Partnership Agreement was drafted and discussed by the Strategic Housing Group, however, it was agreed that the best way to progress joint working was through the Strategic Housing Group rather than through a written agreement.
6. Increase the supply of larger homes in the social rented sector by offering incentives to people under-occupying larger properties to downsize, add extensions to existing properties, convert properties and build a proportion of larger houses in Council and RSL development programmes	<p>Extensions and conversions have proved to be a complex and costly option to meet tenant's needs, therefore the Buy Back scheme has been extended to larger properties which will provide a less complex and more cost –effective option. A key criteria for purchasing larger properties will be to identify properties in locations with over-crowding need.</p> <p>40 new larger homes were completed through the Council's new build programme in 2014-15, comprising:</p> <ul style="list-style-type: none"> • 16 x 5apt/6p accessible homes at Parkhall Drive; • 8 x 5apt/6p accessible homes at Windsor Road; • 4 x 5apt/6p accessible homes at Merchiston Rd, Phase 1; • 12 x 5apt/7p accessible homes at Tinto Drive. <p><u>Conversions.</u></p> <p>The refurbishment of Kersiebank Avenue consisted of:</p> <ul style="list-style-type: none"> • 16 units refurbished for mainstream accommodation • 14 units refurbished for elderly accommodation – 2 units were lost in this block as they were combined to make larger properties and a lift was also installed.

	<p>The Tenants' Incentive Scheme which was introduced in April 2013 to try and encourage tenants' living in properties which are too big for them to move to smaller properties has continued. During 2014/15, grants were paid to 15 applicants that moved to smaller properties. The Council made payments of £30,000 of which £5,000 was used to pay housing debt. An analysis of the scheme and the outcomes will be included in the Allocations Outcomes Report.</p>
7. Provide advice and information in a range of formats and from a range of providers to ensure it is compliant with the National Standards and is available to all groups including minority ethnic groups, young people and those with disabilities	<p>Two online tools have been developed through the East Hub and are now accessible online at www.eastscotlandhousingoptions.co.uk. Members of the public can use the self-assessment tool to identify housing options and the homechoice tool to search available private lets in the Falkirk area and in other Hub member authorities. Landlords can access homechoice to advertise their properties. A formal publicity launch is to be arranged.</p>
8. Develop a new build database to record developers models re affordable housing	<p>A new database has been developed and updated monthly recording the number of development models and initiatives, for example shared equity schemes advertised by developers, in the local area.</p>
9. Participate in the Scottish Government/ Shelter initiative re empty homes	<p>In 2014/15, the partnership with Shelter returned 61 long term empty private homes generating c£30k of Council Tax revenues for Falkirk Council. Other Falkirk Council staff also assisted with the project, bringing the number of returned from long term empty private properties in the Falkirk Council area to over 100 in 2014/15. Engagement was made with 485 homeowners.</p> <p>Falkirk Council was allocated £100,000 of Empty Homes Loan Funding by the Scottish Government to bring 10 empty properties back into use in 2013; All homes renovated with the fund have to be made available for affordable housing for at least five years - either for social rent, intermediate (mid-market) rent, shared equity or for use in a private sector leasing scheme via the private sector leasing scheme. As the PSL Scheme is no longer an option, the EHO continues to investigate alternative avenues to encourage owners to use the loan fund.</p> <ul style="list-style-type: none"> • The Council's Empty Homes Officer won Scottish Empty Homes Champion of the Year Award in 2014 from Scottish Empty Homes Champion of the Year Award • The Empty Homes Project won Falkirk Council Celebrating Success Service Improvement of the Year Award in 2014. • In 2015, the project won the "Best use of media" award in the Scottish Empty Homes Champion of the Year Award 2015.
10. Develop an Empty Homes Plan	<p>An Empty Homes plan was developed and approved by Executive Committee on 19th August 2014.</p>

<p>14. Falkirk Council C&N collate all information and data supplied by RSLs and include comparison Council data and feed it back annually to RSLs.</p>	<p>The completed RSL/Falkirk Council Stock Information 2012/13 was issued to RSLs in July 2015.</p> <p>A further RSL pro-forma request was issued in October 2015 for data on 2015/16, to enable Falkirk Council to meet its strategic commitments laid down by the Scottish Government.</p>
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<p>15. Falkirk Council C&N work in partnership to develop a range of housing support options for homeless people with complex needs with Social Work and Health.</p>	<p>Access to Housing provides generic housing support, however where it is identified that a client has additional needs we will work in partnership with all relevant agencies to ensure a person centred approach in meeting the needs of clients.</p> <p>A review of hospital discharge protocol completed and a new protocol implemented in May 2014.</p> <p>A prison outreach assessment officer post has been created to ensure advice and assistance can be provided to prisoners during incarceration and support needs identified and with relevant services and/or suitable accommodation made available on release.</p>
<p>16. All RSLs comply with Section 14(5A) (notice to local authority of proceedings for possession of a house let on a Scottish secure tenancy) of the Housing (Scotland) Act 2001 (asp 10) and demonstrate to the Council they have taken steps to avoid their tenants becoming homeless</p>	<p>A robust monitoring process is in place which documents Section 14 (5A) notifications. This is reviewed quarterly to ensure compliance with legislation and good practice.</p>
<p>17. Falkirk Council and RSLs have in place section 5 agreements</p>	<p>Falkirk Council has Section 5 Agreements in place with Paragon, Kingdom, Loretto and Bield. Link operates Choice Based lettings and where an applicant has been awarded Homelessness priority, Link will award a Gold Pass. In practice, due to the good working relationship with the local RSLs, the Council have rarely required to use Section 5 referrals as the RSLs accept homeless applicants as nominations.</p>
<p>18. Falkirk Council and RSLs have in place nominations agreements</p>	<p>Nomination Agreements are in place with all major RSLs in the area. Increasingly, when we are requested to nominate for a vacant property, the property is advertised in HomeSpot (Falkirk Council's Choice Based lettings policy) and applicants can decide if they want to bid for it.</p>
<p>19. Social rented landlords increase mainstream lets to 50% to statutory homeless applicants with right to permanent accommodation to 50% by 2013 in line with the Scottish Government requirements</p>	<p>This action has been impacted on by policy changes. The introduction of Housing Options interviews has seen a decrease in the numbers presenting as homeless, which in turn has seen a reduction in the percentage of lets to homeless applicants.</p>



Outcome 1 Indicators



1. Best use is made of the existing and new affordable housing to address local needs	Baseline	2011-12	2012-13	2013-14	2014-15	Target	Progress
Number of new houses across all tenures	499	345	401	393	617	725	
Council refurbishment*		2	10	0	0	32	
Council new build	12	84	36	16	154	100	
RSL new build	116	56	42	0	51		
New build advertised for sale below affordable threshold	-	-	123	102	67		
Private Sector Leasing	100	-	68	70	70		
Increase provision of accommodation to meet the needs of wheelchair users (totals included in overall new build above)	16 - Amenity 1 - Wheelchair	79 - Amenity 2 - Wheelchair	24 - Amenity 12 "accessible"	105 Accessible (suitable for wheelchair users)	99 Accessible (suitable for wheelchair users)	Annual increase of 4 amenity and 11 wheelchair	
Number of Falkirk Council Mortgage to Rent applications completed	15	23	18	9	11		
Number of RSL Mortgage to Rent applications completed	13	17	19	14	8	133	
Mid-Market Rent			10	0	0		
National Housing Trust				0	0		

			27				
Number of buy back properties concluded and tenanted			42 (in 2013)	69	77		
Number of empty homes	1238	1638	914	746	1070	Reduce	
Number of empty homes back into use			27	45	141	1	

***Refurbishment:** houses acquired by housing associations and refurbished either for rent or low cost home ownership. Refurbishment of private dwellings funded wholly or partly through the Affordable Housing Investment Programme. Available from: www.gov.scot/About/Performance/scotPerforms/TechNotes/newhomes

Outcome 2 Advice and Information is provided on a range of affordable housing options in order to prevent homelessness

Action	Update
11. Social rented landlords work together to prevent homelessness wherever possible through a range of positive interventions such as maximising income, assisting people to deal with debts and providing family mediation services	<p>Monitoring arrangements are in place to identify all those at risk of homelessness through Social Rented landlords and mortgage lenders via Section 11 & Section 14 notifications. Each individual client is contacted and offered money advice to assist with prevention of homelessness.</p> <p>Family mediation service is open to all to prevent homelessness. The Service receives referrals from Social Work and Education across tenure type, as well as from Access to Housing. Information leaflets and posters have been widely circulated to raise awareness. 154 referrals were made to the Family Mediation Service in 2014/15.</p>
12. Social rented landlords work together to increase awareness of the range of local affordable housing options available by rolling out the housing options approach	Housing options interviews are available at all neighbourhood offices. A housing options diagnostic tool is now available online at www.eastscotlandhousingoptions.co.uk .
13. RSL partners supply the necessary information and data requested by Falkirk Council to meet the Council's strategic responsibilities set out by the Scottish Government. This relates to RSL pro-formas which collect information and data for the Single Outcome Agreement, Equalities Impact Assessments for the SHIP, monitoring data for the HNDA and LHS and rolling out the housing options approach. Information and data required by Falkirk Council is solely for statistical purposes and therefore does not impinge on the Data Protection Act.	<p>The annual RSL proforma request was made in October 2014. Completed information was received early 2015 and analysed together with Council information to produce the Annual RSL/Falkirk Council Stock Information Report 2013/14.</p> <p>The information requested includes stock information, house type and size, waiting list times, relets, voids, disabled adaptations and equalities monitoring. This information assists to identify future service delivery priorities, in addition to providing housing advice and information for people wishing to find housing in the local area.</p> <p>Currently considering Data Sharing Agreements with RSLs as a first step towards developing better partnership working and improving data sharing between housing providers. This will be discussed at future Strategic Housing Group meetings.</p>

Outcome 2 Indicators

2. Advice and information is provided on a range of affordable housing options in order to prevent homelessness	Baseline	2011-12	2012-13	2013-14	2014-15	Target	Progress
Numbers presenting as homeless	2323	1188	1089	1043	1206	1161	
% assessed as homeless priority	84%	90%	89%	(Abolition of Priority Need) (Scotland) Order 2012 information no longer collected.			
% of local authority mainstream lets allocated to homeless households	48%	40%	40%	34%	32%	50%	
% of available lets within the RSL sector allocated to homeless households	28%	32%	24%	19%	13.4%	50%	
% of homeless applicants who find lets in the private rented sector	4%	4.90%	6.30%	4.3%	3.2%	6%	
% of applicants the LA has a duty to house where duty is discharged through the private rented sector (Section 32a)	0	0	0	0	0	Increase	
Average length of stay in: B&B accommodation	34	36	23	55	0	Reduce	
Average length of stay in: Temp accommodation	138	181	159	130	109	138 days	
Average length of stay in: Interim	99	102	73.3	66	96.5	99	

accommodation							
Average length of stay in: RSL temp accommodation	107	11	193	125	106	164 days	
% of homeless tenancies sustained for 12 months	92.2%	88.1%	87.60%	82.5%	86.9%	90%*	

* Target changed from 95% (January 2016)

2. Advice and information is provided on a range of affordable housing options in order to prevent homelessness	Baseline	2011-12	2012-13	2013-14	2014-15	Target	Progress
Number of referrals for housing support	262	334	356	620	660	262	
Number of people in supported accommodation	140	160	148	260	132	No target required. Dependant of the needs of each applicant presenting.	
Number of homeless applicants provided with floating support	220		338	This is being progressed with the Housing Support Co-ordinator	Access to Housing no longer require to report on this action		



Outcome 3 People with disabilities are able to adapt their homes or have information they need to make appropriate housing choices.	
Action	Update
20. Participate in the accessible housing register being developed by Glasgow Centre for Inclusive Living (GCIL). (12.)	The Health and Social Care Integration agenda has impacted on progression of this action. However, this is being taken forward through the Housing Contribution Statement recommendation around specialist advice and information services. This is being progressed through the Integration Joint Board (IJB) sub group progressing the Housing Contribution Statement. This sub group will report to the IJB in April 2016.
21. Social rented landlords try to ensure properties with disabled adaptations are allocated to those who need them	<p>All properties which have been adapted are advertised in HomeSpot as "Adapted" and only applicants who have had a Functional Needs Assessment carried out and have a recommendation for a property with specific facilities such as a shower or a ramp can bid for these properties.</p> <p>In 2014/15, 230 adapted properties were let to applicants who needed a property with adaptations. 67 Housing with Care properties were let to applicants with a recommendation that they need some form of sheltered housing.</p>
22. Explore the potential to redesign properties in the social rented sector to meet the needs of people with physical disabilities	<p>For 2014/15 a budget of c. £1.1m was committed towards adapting properties for people with disabilities or the elderly to meet their identified needs allowing them to remain in their homes.</p> <p>Registered Social Landlords also receive money for adaptations from the Scottish Government that can be used for housing stock held within the Falkirk Council area.</p> <p>The Change Fund project finished in February 2015 and in anticipation of this in late 2014 a bid was submitted to the Scottish Government to take part in one of 5 demonstration sites. These sites aimed to progress the work and recommendations of the National Disabled Adaptations Working Group. Falkirk was successful in this bid and became one of the test sites.</p> <p>Known locally as Adapting for Change the following have been achieved:</p> <ul style="list-style-type: none"> • Practitioners working in the statutory agencies have agreed definitions of adaptations to include minor, moderate, major and major complex • Pathways to adaptations have been mapped • Proposals have been agreed to set up a complex cases panel to make decisions on major complex adaptations. <p>Proposals have been developed to realign the roles of Occupational Therapists (OTs) within Social Work Adult Services and the NHS. In addition proposals have been developed to train a range of staff</p>

	<p>across health, Social Work Adult Services and NHS to carry out assessments for minor adaptations to enable OTs to concentrate on more complex cases.</p> <p>Funding was provided with £25,000 from the Joint Improvement Team (JIT) and £69,000 from the Integrated Care Fund.</p>
23. Develop specific housing advice and information for older people and those with physical disabilities so that they are better informed about their housing options	<p>Updated information for the Small Repair and Handy Person Service is available online. The Electrical pilot continued during 2014/15 with the handyperson element still accessible by all tenures during 2014/15. This pilot will continue in 2015/16.</p> <p>There is still a gap in service provision for housing options advice for older people, however, work is ongoing as part of the Housing Contribution Statement to progress this. In the meantime we are referring potential complex adaptation cases to the Charity Housing Options Scotland for detailed advice on housing options and adaptations.</p>
24. Develop a Housing Plan for Older People with Social Work and Health that takes account of people living longer and housing expectations and aspirations in the 21 st Century	<p>An Older People's Housing Plan has been completed and has been used to inform the Housing Contribution Statement which has been included in the Integrated Joint Board's Strategic Plan.</p>
25. Review with Social Work Services current provision of specialist accommodation for people with learning disabilities and develop appropriate models for future provision	<p>Access to Housing provides generic supported accommodation focussing on tenancy sustainment. Where a client had additional needs we will work in partnership with all relevant agencies, however clients with profound and enduring learning difficulties would be accommodated in specialist supported accommodation by Social Work. Discussion are ongoing with the Health & Social Services in relation to the future service provision as part of the Housing Contribution Statment</p>
26. Explore equity release schemes with the voluntary sector	<p>This is being taken progressed by Link Group's Help to Adapt Project.</p>

Outcome 3 Indicators

3. People with disabilities are able to adapt their homes or have the information they need to make appropriate housing choices	Baseline	2011-12	2012-13	2013-14	2014-15	Target	Progress
Council budget for disabled adaptations	£1,143,500	£1,025,810	£1,066,840	£1,109,510	£1,138,264	Maintain	
RSL budget for disabled adaptations	£253,000	£183,000	Not available	£258,059	£200,305	Increase % of national grant amount	
Council properties with disabled adaptations - properties with disabled adaptations	674	1047	1188	1407	1542	Work being carried out by Project Development Officer	
Council properties with disabled adaptations - properties suitable for someone with mobility difficulties	434	677	771	894	1127	As above	
Number of RSL properties with disabled adaptations	90	94	88	119	89	As above	
% of dwellings where adaptations are required by household	7% 08-10		3% 10-12	2% 11-13	2% 12-14	As above	
Number of applicants on the FC register whose home is unsuitable	147	197	242	286	370	As above	
Numbers of applicants on FC register whose home is unsuitable for medical reason/disability and unable to leave hospital?	7	9	12	10	4	As above	
Number of FC applicants who have been assessed as requiring disabled adaptations	708	830	791	832	932	As above	

3. People with disabilities are able to adapt their homes or have the information they need to make appropriate housing choices	Baseline	2011-12	2012-13	2013-14	2014-15	Target	Progress
Number applying to RSLs with medical needs				No figures available at present	Being considered at the Strategic Housing Forum	Agreement required in relation to data protection/info sharing protocol before this information can be produced.	

4. Housing support services are provided to help people live independently.	
Action	Action Update
27. Falkirk Council carries out a programme of regular reviews of housing support to ensure that they continue to meet changing needs and offer best value for money	<p>Currently tendering our supported accommodation with a completion date of May 2016. At present a monthly monitoring meeting is held to discuss performance and financial arrangements for all our supported accommodation providers. In addition, Review Officers who regularly review the support provided to clients within each of the facilities ensuring it meets with the strategic objectives of the Council.</p> <p>The current housing support contract has recently been extended by a further year, we have monitoring arrangements in place, undertake monthly operational meetings and quarterly contract meetings.</p>
28. Falkirk Council along with RSL and voluntary sector partners ensure that services are integrated as well as possible and people with complex needs receive joined up services	Although there is formal arrangements in place for integrated services the Council has undertaken training and awareness sessions with all local RSLs to the Housing Support service and provided routes of referral. Again we would identify all key stakeholders and work in partnership to ensure identified needs were met
29. Falkirk Council considers the viability of breaking down the age band of those 65+ receiving housing support (65-75, 75+) in order to take account of national reporting shifts due to a correlation between old age and disability.	This is minimal as would be addressed via personal care and community care assessments not housing support.
30. 4.4/a Review the provision of specialist supported accommodation for young people and for people with learning disabilities	Recent review of supported accommodation has been undertaken and currently in process of writing specification which will take account of young people. As advised we provide generic supported accommodation therefore no specific accommodation will be identified for learning disabilities – this is a Social Work function.
31. Review the provision of refuge accommodation for women and children to ensure provision meets current needs and expectations	Research has shown that refuge accommodation is not the most appropriate way of accommodating those fleeing an abusive situation. We have a range of dispersed accommodation across the area that can meet the needs of women and children. The recent supported accommodation review has also identified a requirement for supported accommodation for women and families and our future provision will meet this need
32. Carry out research into the extent of male domestic abuse in the Council area and investigate appropriate responses	Anecdotal information suggests male domestic abuse is not an issue with Falkirk Council and current provision continues to meet the needs of males experiencing domestic abuse. Work is ongoing with Public Protection partners to ensure that the services currently provided are sufficient.

Outcome 4 Indicators

4. Housing support services are provided to help people live independently	Baseline	2011-12	2012-13	2013-14	2014-15	Target	Progress
Total number of hours of housing support provided to 65+	1,773	1,778	1,837	Social Work Services no longer require to report on this action	Social Work Services no longer require to report on this action	+ 5%	
Total number of hours of homecare provided to 65+	13,675	12,530	12,506	13,951	13,150.71	+ 5%	
Total number of people with community alarms at end of year	5,814	5,763	4,216	4,124	4,484	+ 5%	

Outcome 5. The condition and sustainability of housing is improved and measures put in place to address fuel poverty.

Action	Action Update
33. Social rented landlords meet the SHQS by 2015	<p><u>Falkirk Council.</u></p> <p>We consider the Council has met the Scottish Housing Quality Standard (SHQS) requirements in full, in that 100% of all properties that can be upgraded have been upgraded, excluding exemptions and abeyances as defined in the guidance. However, the most recent ARC was submitted in May 2015, for the reporting year 2014/15, and reported that 82.8% of all Council houses fully met the SHQS by the end of March 2015.</p> <p>In terms of SHQS reporting it should be noted that recording parameters have changed this year. The SHQS guidance recognises there will inevitably be situations where homes cannot be brought up to the SHQS due to a range of technical and social reasons i.e.: factors out with the direct control of the Council. Technical reasons are referred to as 'Exemptions' and social reasons as 'Abeyances'. The Council was unable to bring 17.2% of our houses up to the SHQS due to factors out with our control. These factors included no access, tenant refusals and technical issues associated with installing energy efficiency measures.</p> <p>Work will continue to be undertaken in relation to identify measures to reduce the number of properties defined as exemptions and abeyances and thereby improve the standard of these properties. It is anticipated our overall compliance will continue to be monitored through the ARC beyond 2015. It is however not clear what the future performance measure for Housing Quality Standard will be defined as.</p> <p>£51.45m has been allocated in 2015/16 to 2017/18 towards ensuring the Council's stock continues to meet the SHQS. This will also allow for investment towards the new Energy Efficiency Standard for Social Housing (EESH) which has a target date of 31 December 2020.</p> <p><u>Registered Social Landlords.</u></p> <p>There are 15 Registered Social Landlords that collectively have 3510 units within the Falkirk Council area with 3346 meeting the SHQS (95%).</p> <p>The 15 RSLs with housing stock in the area provided the following information in relation to any planned capital works they may be carrying out in 2016. Kingdom Housing Association and Blackwood Housing Association confirmed they have no capital works being carried out to their housing stock in 2016. Key Housing Association could not confirm at the time the request was made</p>

	<p>(November 3015) if capital works were planned for 2016. Ark, Barony, Cairn, Castle Rock Edinvar and West of Scotland Housing Association gave no indication whether capital works were planned for 2016.</p> <p>The remaining RSLs (Hanover, Horizon, Loretto, Paragon and Weslo Housing Management) confirmed they will be carrying out various planned capital works in 2016 on their Falkirk stock. These works to include bathroom replacement, boiler replacement, kitchen installations, central heating systems installed, replacement doors and windows, installation of extractor fans, consumer units fitted, ventilation work, electrical work, roofing work and external rendering and painting.</p>
34. Continue to invest in repair and improvement programmes in respect of the external “weather envelope” of properties (roofs/walls) to ensure that they are wind and watertight	The 3 year Housing Investment Programme (HIP) plans to investment £26.1m on roughcasting, external wall insulation and re-roofing. This will allow improvements to c. 2,300 properties.
35. Continue to invest in the installation of central heating and insulation measures in Council properties to improve the energy efficiency of the stock and reduce fuel poverty	<p><u>Heating Replacement</u> The 3 year HIP plans to investment £6.6m on replacement heating and heating controls. This will allow improvements to around c. 2,500 properties.</p> <p><u>Insulation Measures</u> Insulation improvements will continue to be considered when investment is being carried out to the weather envelope.</p> <p><u>Fuel Poverty.</u> The HIP included the following measures which improved the energy efficiency of Council properties to meet the SHQS/EESSE and which in turn reduce fuel poverty:</p> <p><u>External wall insulation</u> to 130 homes with a non-traditional construction in fuel poor areas. Participating owners in mixed tenure blocks benefited from Scottish Government Home Energy Efficiency Programme for Scotland (HEEPS) funding.</p> <p><u>Over-cladding of the high rise blocks</u> in Callendar Park Estate. 168 properties in Marshall and Leishman Towers were insulated using ECO funding from Scottish Power which completed in Spring 2014. Owners received ECO funding and HEEPS funding. Work completed in Spring 2015 on 84 properties in Symon Tower, the final high rise block to be insulated in the Park. ECO funding was provided by Npower and again the owners received ECO and HEEPS funding.</p>

Cavity wall insulation to 30 tenants and 3 owners as part of a Council project to ensure as many homes as possible met the SHQS. In addition to this 82 tenants and 2 owners had **loft insulation** installed up to 300mm.

Design Feasibility Study CHP - The Council secured a grant from Energy Savings Trust in 2014/15 towards the costs of a DFS to extend the CHP system in the Callendar Park Estate. A draft report has been developed and reviewed for final report and proposed recommendation.

Partnerships tackling Fuel Poverty Across All Tenures

Partnership working with Home Energy Scotland (HES) continued with tenants and owners being signposted to HES for impartial help and advice.

Outreach events with HES supported the delivery of HEEPS funded external wall insulation projects. Energy advice and signposting to HES is included on the Plasma screens in One Stop Shops.

We continue to attend Central Fuel Forum to highlight areas of concern, develop new projects and network with partners e.g. Citizens Advice Scotland, Energy Savings Trust etc.

HES also administer the **Central Heating Loans Scheme** for owners on behalf of Falkirk, Stirling and Clackmannanshire Councils, reporting on progress annually.

External Funding

ECO funding agreement with Npower continued into its second year throughout 2014/15 covering external wall, over cladding and cavity and loft insulation projects.

£1.73m HEEPS Funding for owner occupiers properties in fuel poverty areas was awarded to the Council for 2014/15. Working in partnership with Paragon Housing Association and their Contractor, Everwarm to install external wall insulation, Scottish and Southern Energy to install heating in off-grid areas and the Council's Contractor, Everwarm to install cavity wall and loft insulation. Full spend has been achieved.

Energy efficiency.

Stock improvements in the Council and private sectors have improved energy efficiency and

	reduced fuel poverty. External funding streams such as ECO and HEEPS have been maximised to include as many homes as possible.
36. Continue to invest in rewiring and kitchen/bathroom replacement to make homes more comfortable and suitable for 21 st Century living.	<p>The 3 year HIP includes:</p> <p>£9m of investment for electrical work and installing carbon monoxide detectors.</p> <p>£6.6m of investment is planned for replacement kitchens and bathrooms.</p> <p>This will allow improvements to around c. 4,000 properties.</p>
37. Continue to invest in controlled door entry systems in tenement properties to improve security	A programme of installing controlled door entry systems was completed in 2014/15, with the exception of where the Council is not in the majority and where owner occupiers do not want to participate.
38. Advice and information is given in a range of formats to groups most likely to be a risk from fuel poverty	<p>As noted at (section 5/3a) we have made energy advice available in a range of formats throughout 2104/15 including:-</p> <ul style="list-style-type: none"> • Tenant Information Pack • Plasma screens in One Stop Shops • News Items in Falkirk Council News • Information cards used by front line staff to signpost clients to Home Energy Scotland. • "Get ready for Winter" booklet in Council venues • Partnership events with Home Energy Scotland (HES) to promote the delivery of insulation programmes and subsidies e.g. HEEPS project open days, Landlord Forums. • Web site pages are under development. <p>Home Energy Scotland operates a Freephone telephone number offering free, impartial energy efficiency advice. They can provide access to grants and supported the Council by handling calls for the Cavity and Loft Insulation programme for Council tenants and qualifying owners.</p>
39. Develop a comprehensive database of private sector BTS housing by 2015	Environmental Health has forwarded addresses which have a works notice attached to them. These have been used to set up a database which will be sent back to Environmental Health to confirm if works notice is due to BTS. Future notices re BTS will be added to the Building Standards Register by Environmental Health. This has not been done as yet and no date set to complete by Environmental Health.

<p>40. Raise awareness of owners of the need to maintain private sector housing on a continuous basis</p>	<p>Raised awareness of the need to maintain private housing in 2014/15 by:</p> <ul style="list-style-type: none"> • Care and Repair Service continued to facilitate repairs and adaptations • Small Repair Handyperson Service, part of Care & Repair, includes joiner, plumber and pilot electrical service, advertised via leaflets and web pages • Scheme of Assistance advice and information service for homeowners, landlords and private tenants covers property conditions and repairs. Our 2014/15 Housing Statistical Annual Return to the Scottish Government reported: <ul style="list-style-type: none"> – Information = 4,791 Leaflets/ web hits on private sector pages on communal repairs, Scheme of Assistance and BTS housing – Advice/Practical Assistance = 11,710 cases – Grants = 29 Repair grants, 125 Disabled Adaptations grants • Private housing webpages provide information to Landlords & Private Tenants about the Repairing Standard in the Private Rented Sector • “Common Repairs Checklist” and “Below Tolerable Standard” leaflets are available on our website and Council offices • ‘Common Repair, Common Sense’ Booklets are issued with Capital Works letters to owners • Landlord Forums – helped raise awareness of condition issues and funding to improve energy efficiency within the Private Rented Sector.
<p>41. Implement a programme of continuous surveys to ensure stock condition information is up to date</p>	<p>Updating and refreshing stock condition information will improve the quality of the information held on the Asset Management Database and inform future investment decisions.</p> <p>In order to continue and refine the Council’s stock condition information, we have a rolling programme of in-house stock condition surveys over a 5 year cycle in conjunction with our cyclical maintenance programme. In addition to this we have introduced Scottish Housing Quality Standard (SHQS) elements within our post inspection of our void properties and during 2015-16 we will establish a standardised energy survey for each of our archetypes.</p>
<p>42. Explore other heating options in areas that do not currently have a gas supply in order to meet the SHQS and reduce fuel poverty</p>	<p>The extension of the gas network was completed in 2014/15, which allowed properties to have efficient gas heating systems installed.</p> <p>A programme of switching solid fuel heating to a more energy efficient Electric Wet System for properties out with the existing gas network is complete.</p>
<p>43. Investigate the feasibility of achieving economies in fuel costs in grouped accommodation such as housing with care schemes</p>	<p>The extension of the Combined Heat and Power (CHP) or the installation of a district heating system continues to be investigated to establish the technical and economic viability of carrying out this work to the high flats that are not currently connected.</p>

<p>44. Explore the feasibility of using excess heat generated from a biomass plant in Grangemouth as a by-product of a scheme being investigated by Forth Ports and Scottish and Southern Energy</p>	<p>The joint work with Forth Ports and SSE did not progress. However Falkirk Council has secured consultants employed through Economic Development and working in conjunction with the Scottish Government to explore the feasibility.</p>
<p>45. Corporate and Housing Services and Development Services will work together , with the Scottish Government and other partners to deliver the Scheme of Assistance; to enforce standards and to comply with duties in respect of BTS housing</p>	<ul style="list-style-type: none"> • Housing Services and Development Services continued joint work to address BTS properties throughout the area • The Scheme of Assistance 2011-16 aims to use prevention, support, with enforcement as a last resort, to improve conditions • Joint decisions are taken by a corporate Enforcement Panel if assistance fails. To date most problems have been tackled through assistance and a small number of Work Notices have been served with none being enforced and recharged.
<p>46. Falkirk Council will work with local landlords, tenants, home owners, contractors and advice agencies to raise awareness about housing conditions and the Scheme of Assistance</p>	<ul style="list-style-type: none"> • Private Landlords and Tenants in Stewart Road Falkirk and Links Road Bo'ness and Gleanbervie Drive Grangemouth are areas received intensive support to improve property conditions and back-courts. Other cases are ingoing e.g. Glebe Street, Falkirk. • The Landlords Forum included a speaker from Home Energy Scotland to promote take up of energy efficiency improvement subsidies. • Published articles in Falkirk Council News and the Daily Record about assistance with Empty Homes and Energy Efficiency. • See also 5.8/a and 5.13/a.

Outcome 5 Indicators

5. The condition and sustainability of housing is improved and measures put in place to address fuel poverty	Baseline	2011-12	2012-13	2013-14	2014-15	Target	Progress
% of Falkirk Council stock meeting the SHQS	53%	70.5%	80.9%	87.3%	82.79%	100%	
% of RSL stock meeting the SHQS	74%	73.9%	83.1%	93%	95%	100%	
SHQS fails in social housing	69%	63%	68%	52%	55%	100%	
SHQS fails in owner occupied housing	55%	50%	42%	42%	35%	100%	
% Social housing with any disrepair	88%	92%	95%	89%	84%	To meet Scottish average - 85% - 2013	
% Owner occupied housing with any disrepair	82%	81%	80%	76%	73%	To meet Scottish average – 77% - 2013	
% Social housing with urgent disrepair	32%	35%	40%	38%	40%	To be in the top 50% of Councils	
% Owner occupied housing with urgent disrepair	31%	27%	33%	35%	34%	To be in the top 10 performing Councils nationally	
% of homes Below Tolerable Standard (BTS)	3.6% 2009	3.1%	3.7%	1%	1%	Reduce	
Number of individuals accessing the Scheme of Assistance	2,072	14,821	18,614	28,390	16,685	Figure calculations include website hits	

5. The condition and sustainability of housing is improved and measures put in place to address fuel poverty	Baseline	2011-12	2012-13	2013-14	2014-15	Target	Progress
% fuel poor social housing	25%	27%	31%	45%	42%	To be in the top 25% of Councils	
% fuel poor owner occupied housing	18%	19%	20%	27%	23%	To be in the top 25% of Councils	
% of pensioners in fuel poverty	34%	29%	39%	50%	42%	To be in the top 5 Councils	



Outcome 6 - All rented housing is managed effectively and efficiently	
Action	Action Update
47. All social rented landlords increase awareness amongst with those looking for social rented housing of provision from all social rented landlords with stock in the Falkirk Council area	Housing options advice and assistance is available from numerous locations throughout Falkirk area. Housing options diagnostic tool now available online at www.eastscotlandhousingoptions.co.uk and members of the public can obtain advice by completing the self-assessment.
48. All social rented landlords encourage applicants to register on the list for more than one provider	There is a facility on Falkirk Council's website which allows applicants to advise if they are interested in housing with the main general needs housing providers. The applicant's details are passed onto the relevant Housing Associations, and they contact the applicant directly.
49. Falkirk Council annually pull together a total list of all Council and RSL applicants for social rented housing taking account of duplication between providers	Analysis on all applicants wishing to be housed in the area was carried out and the production of the RSL/Falkirk Council Stock Information Report 2013/14 was sent to RSLs in July 2015. Following the publication of the 2013/14 Report, the next annual proforma request for 2014/15 information was issued to RSLs in October 2015.
50. Social rented landlords set up a project group to take forward the development of a Common Housing Register (CHR)	There is a facility on Falkirk Council's website which allows applicants to advise if they are interested in housing with the main general needs Registered Social Landlords (RSLs) in the area. The applicant's details are passed onto the relevant RSL and they contact the applicant directly. Further discussion will take place with local RSLs in relation to a CHR during 2016/17.
51. The project group explores the software for a CHR based on the annual list of all applicants for social rented housing	Leads on from Action 50 above.
52. The project group works to increase the number of partners on the CHR	Leads on from Action 50 above
53. Falkirk Council and RSLs develop a protocol on data sharing and the provision of housing advice and information	This has been developed using the online tools which have been developed through the East Hub in relation to Housing Options, etc and are detailed in outcome 1.
54. Falkirk Council and RSLs work to implement partnership agreements between Falkirk Council and all RSLs with stock in Falkirk Council area to ensure an integrated approach to funding bids and the provision of new housing	Currently drafting Data Sharing Agreements with RSLs as a first step towards developing better partnership working. Data Sharing Agreements will also assist with the development and implementation of the Common Housing Register (CHR). This will be discussed at future Strategic Housing Group meetings.
55. All social rented landlords work together to identify applicants at risk of losing their home through anti-social behaviour or rent arrears and	The housing support contract in place with Y- People provides the Tenancy Support Service for Falkirk Council. This has been extended for another year and information detailing the new service was advertised and presented to housing providers throughout the Falkirk area.

offer support	
56. Work with the Private Landlords' Forum to collect information on property sizes and prices in the private rented sector in order to inform housing advice and information materials	<p>The All Tenure Housing Database, Local House Condition Survey 2009 and Census 2011 provide relevant information on Private Rented Sector characteristics.</p> <p>The Council have requested that the Scottish Government's forthcoming Landlord Registration website contains property reference numbers for analysis purposes.</p>
57. Work with the Private Landlords' Forum to consider how public awareness of the private rented sector as a valid housing option can be increased	<p>The Council has continued to source Deposit Guarantee Scheme properties and to use Private Sector Leased properties to alleviate homelessness</p> <p>We have worked in partnership with the Access to Housing Service and other East Hub Local Authorities to introduce an online Housing Options website (East Hub Home Choice), delivering easy access to person advertised lets and housing options advice.</p> <p>East Hub Home Choice Website has been promoted to landlords and letting agents with a soft launch in 2014/15 and planned a full launch in 2015/16</p> <p>We have continued to refer relevant private tenants to our floating support service to help them sustain private tenancies, in response to feedback from the Landlords' Forums</p>
58. Continue to develop the Private Landlords' Forum to help drive up management standards in the private rented sector	<p>Statutory advice on landlord registration is provided to private landlords and tenants, disseminating information on regulatory requirements on property conditions and letting practices</p> <p>The Service has hosted two Landlords Forums in 2014/15 and 2015/16 to deliver free expert advice on management practices. Speakers and topics included: Scottish Association of Landlords (Housing (Scotland) Act 2014/ associated changes and the current private rented tenancy consultation); Private Sector Co-ordinator (policy and practice updates); and Home Energy Scotland (energy assistance for landlords and tenants)</p> <p>Consultation with Private Landlords has been carried out in relation to the quality of our services and this will be included in a future Landlord Forum. Feedback will be used to inform our future forums.</p>

Outcome 6 Indicators

6. All rented housing is managed effectively and efficiently	Baseline	2011-12	2012-13	2013-14	2014-15	Target	Progress
% of RSL applicants on the Council list	17.5% 09-10	33%	31%	37%	Awaiting RSL proforma returns	10%	
% of RSL applicants on more than one list	13% 09-10	10%	2%	5%	Awaiting RSL proforma returns	25%	
% of Council applicants on RSL lists	10% 09-10	31%	8%	9%	Awaiting RSL proforma returns	Increase	
% of Council and RSL applicants who had name on both Council and RSL list	25% 09-10	33%	31%	37%	Awaiting RSL proforma returns	Increase	
Number of RSLs on a Common Housing Register (CHR)	1	0	0	0	0	All mainstream lets on CHR	
Number of registered private landlords	4,176	4,567	5,109	5,552	5,605	4,176	
Number of accredited landlords	0	27	28	34	39	0	
Number of rent deposits	85	92	58	38	24	85	
Number of properties available through Mid-Market Rent (MMR)	0	22	27	0	0	0	
Number of Houses in Multiple Occupation (HMO) licences at year end	43	40	35	34	34	43	
Number of HMO licences granted annually	1	0	2	2	2	1	
Enforcement actions taken against poor landlords	0	0	0	0	0	As required	

LOCAL HOUSING STRATEGY 2015 UPDATE

EXECUTIVE – 16 AUGUST 2016

ANNUAL HOMELESSNESS STATEMENT 2015/16

APPENDIX 3

Annual Homelessness Statement 2015-16

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1. BACKGROUND

The Annual Homelessness Statement is prepared alongside Falkirk's Local Housing Strategy (LHS) which covers the period 2011-16. The LHS is the sole strategic document on housing, homelessness and support issues and integrates homelessness into the wider issues of housing quality and supply.

The performance and monitoring of homelessness activity is incorporated within the wider monitoring framework of the LHS in particularly the LHS Update published annually and provides a year on year account of the progress made and the commitments towards achieving our six Local Housing Strategic Outcomes.

Outcomes:

1. Best use of the existing and new affordable housing to address local need.
2. Advice and information is provided on a range of affordable housing options in order to prevent homelessness.
3. People with disabilities are able to adapt their homes or have information they need to make appropriate housing choices.
4. Housing support services are provided to help people live independently.
5. The condition and sustainability of housing is improved and measures put in place to address fuel poverty.
6. All rented housing is managed effectively and efficiently.

It is considered useful to continue to prepare an Annual Homelessness Statement bringing together the main issues relating specifically to homelessness and housing advice in a format that is accessible to key stakeholders.

This report addresses the issues of homelessness and housing advice in the Falkirk Council area during the period 2015-16. It sets out the progress that has been made and looks at the current nature and extent of homelessness in the area.

It covers the three stages of homelessness assessment; Application, Assessment and Outcome.

The Statement covers four key issues:

- **Section 2 - Trends in Homelessness** - provides information on local trends in homelessness and to provide a context that will help local people and other stakeholders understand the causes of homelessness in the area, who is most affected by it and the problems that they face,
- **Section 3 - Performance Indicators** - provides an overview of performance in meeting a range of targets associated with the delivery of services and provision of housing to homeless people. Work on the development of a robust Performance Management Framework that complements the recently introduced Housing Charter has been a key priority for the service over the past year and good progress has been made since the last Statement was published. Monthly monitoring on performance has assisted in ensuring progress.
- **Section 4 - Challenges for 2016/17** – considers the challenges to be faced in the coming year ranging from changes to the welfare system and the way we deal with our clients and improving sustained contact with applicants.

2. TRENDS IN HOMELESSNESS

This section will assess homeless trends in both the Falkirk Council area and Scotland. The key issues to note are:

- There were 1069 homeless applications in 2015/16 this was 137(-11.3%) lower than the number of applications received in the same period for 2014/15
- 50.19% of housing advice cases raised in the Falkirk Council area in 2015/16 led to a referral for a homeless assessment.
- The number of cases that were 'lost contact' after a homeless assessment were 10 (1%) which is a reduction of 18 from 2014/15's 28.
- Homeless presentations decreased (-10.84%).
- There was a decline in the number of households in temporary accommodation on 31st March (-44%). Temporary accommodation with children slightly increased (+4.08%). All local authorities have a duty to provide temporary accommodation whilst a decision is made on the applicant's homeless assessment. If the applicant is found to be intentionally homeless then temporary accommodation will continue for a reasonable period of time to allow applicants to find alternative accommodation.
- 935 (87.50%) of applicants were classed unintentionally homeless with 14.4% deemed intentionally homeless. The number of intentionally homeless cases increased (+9) compared to 2014/15
- 'Asked to leave' is the most commonly cited reason for homeless presentations locally (25.2%) and nationally (36%) then 'Relationship Breakdown' (17% locally and 29% nationally)
- The majority of homeless applicants in 2015/16 were single (60.99%) which is consistent with previous years.
- There was a noticeable reduction in the reason for homelessness being 'discharge from institute' for repeat presentations which is down from 6.06% to 2.50% .
- Applicants who require housing support has increased locally (26%) and nationally (42%) showing the increasing vulnerabilities of those who are applying as homeless.
- Falkirk Council has not provided any unsuitable accommodation to those seeking temporary accommodation for the last five years.

The information displayed below illustrates key trends in homelessness in the Falkirk Council area and, where there is a relationship, to trends across Scotland.

Housing Advice

Primary reason for housing advice enquiry

Housing options and prevention strategies are seen by the Scottish Government as a means to improve outcomes for households, relieve pressure on temporary accommodation and reduce demand for social sector tenancies. Providing a more preventative focus through the introduction of housing options, fewer people would reach the point of homelessness. Housing options provide realistic housing approaches and solutions, tailored to meet the individual needs of the applicant¹.

Falkirk Council first introduced housing options in April 2011 offering housing advice interviews to every applicant approaching Access to Housing Service (ATH).

The total number of house advice cases recorded by Falkirk Council during 2015-16 was 2335 a decrease of 120 from 2014-15. 1172 of those cases were transferred onto a homeless application (50.19%)

Chart 1 below shows the primary reason for housing advice enquiries in 2015/15. The highest number of approaches recorded were in relation to 'general housing advice' (36.45%). Of those seeking general advice, the majority were from females aged 16-25 (21.3%) and males aged 26-40 (19.04%)

The second most common reason for approach was 'asked to leave' (15.03%) The majority of those were aged 16-25 (males 11.75% and females 8.52%)

Dispute violent was the third most common reason for advice (13.72%).

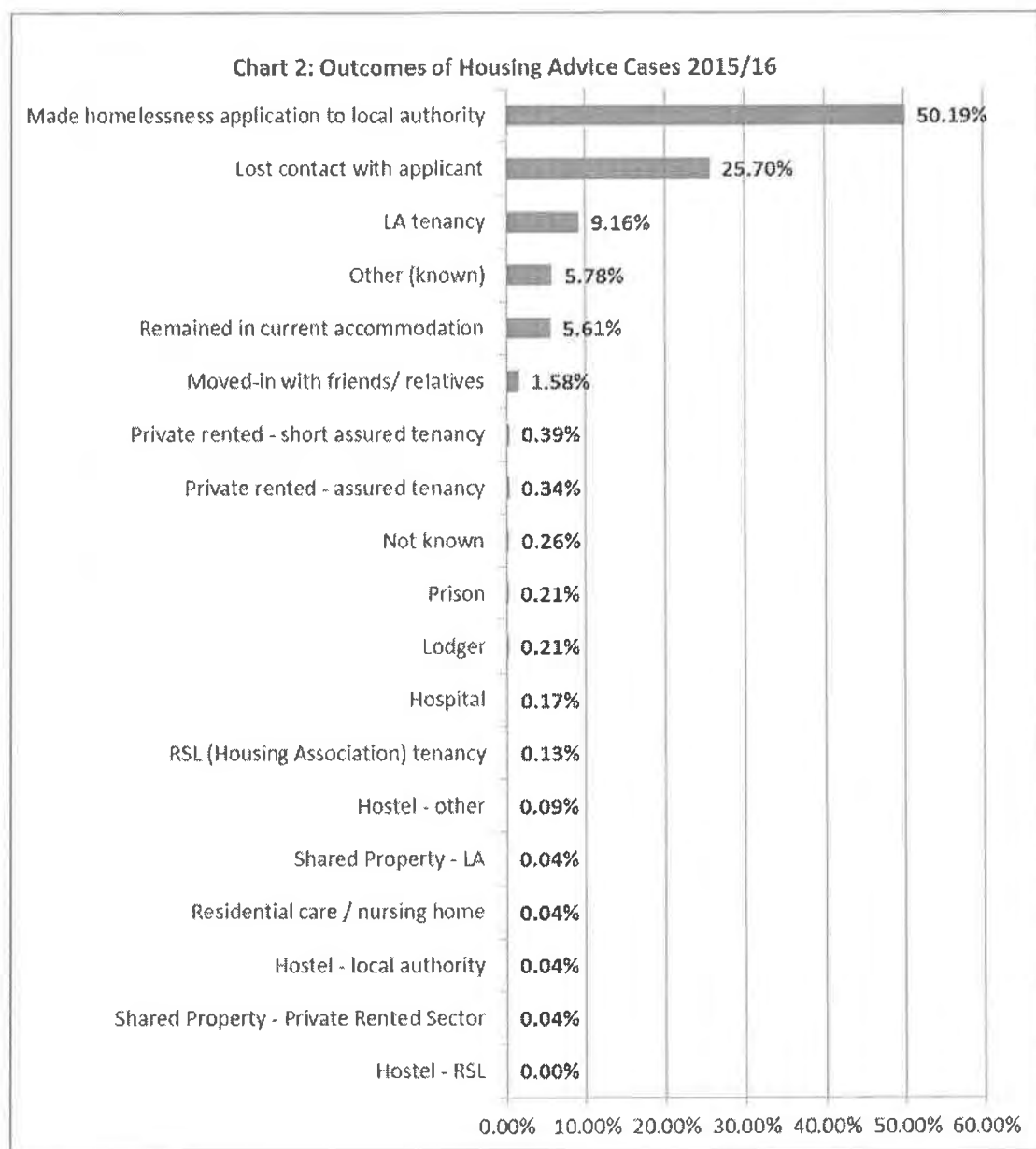
¹ <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/RefTables/PREVENT1to31Mar16>, accessed 06/07/2016

Chart 1: Housing Advice Case - Application Reason 2015-16



Source: Falkirk Council Housing Management System

Outcomes for housing advice cases

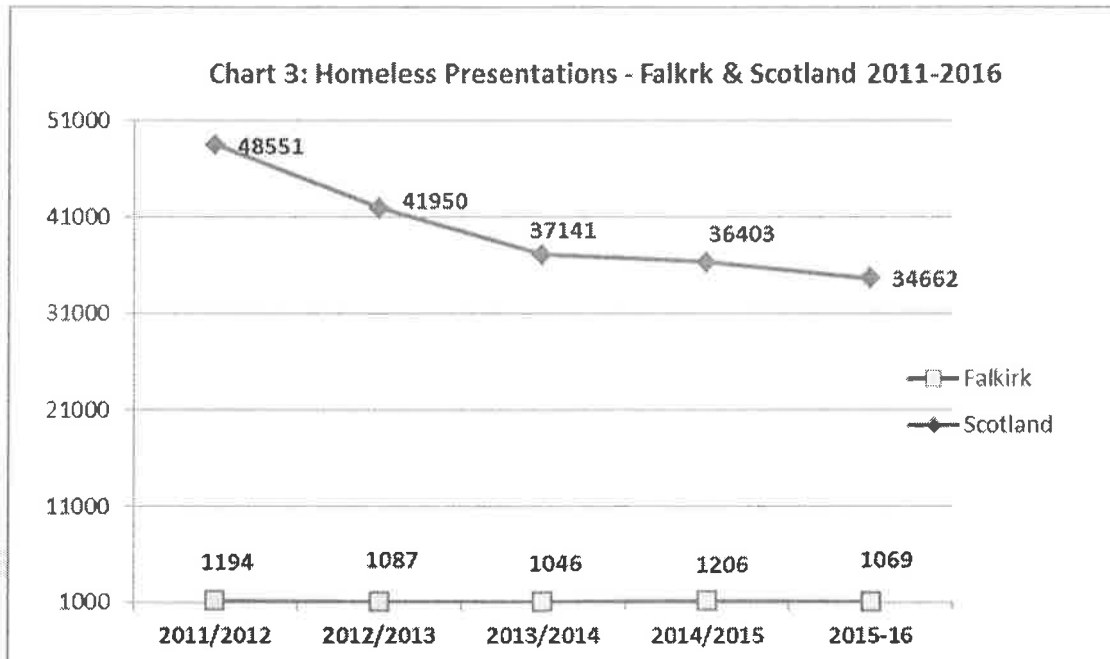


Source: Falkirk Council Housing Management System

Chart 2 above shows the outcomes for housing advice cases. The chart shows that 50.19% of housing advice cases in the Falkirk Council area in 2015-16 led to a referral for a homeless assessment. This was a slight decrease compared to the 2014/15 figure (53.7%)

Lost contact still remains the second highest outcome for housing advice cases with 446 cases (25.07%) in 2015/16. However, this is a reduction of 47 cases compared to 2014/15 with 493. It is important to note this will include cases where the clients' issues have been resolved but we have been unable to contact them. Actions will need to be identified that can further improve and maintain contact with our clients.

Homeless presentations



Source: Operation of the Homeless Persons Legislation in Scotland 2011 - 2016

Chart 3 illustrates that between 2011/12 and 2013/14 homeless presentations continued to fall nationally with the introduction of housing options playing a significant role in this decline. Chart 3 displays that Falkirk saw a slight increase in presentations in 2014/15 but for 2015/16 Falkirk once again followed national trends with a decrease of -11.3% (137) compared with a 4% reduction in Scotland.

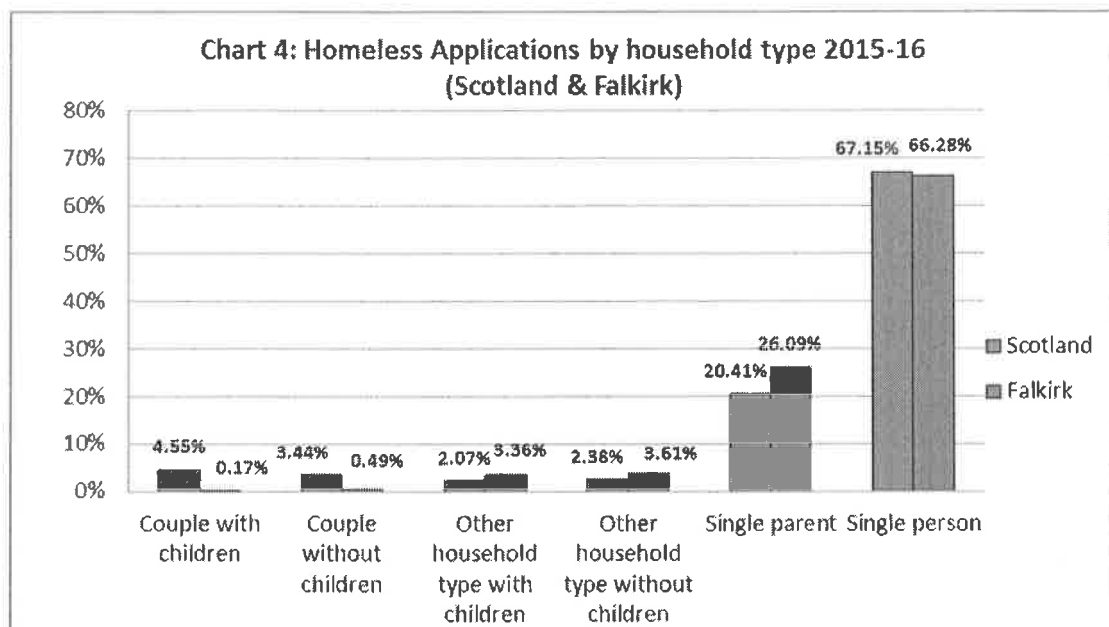
Since the MTR scheme first came into operation in 2010 there have been 121 applications. From that a total of 75 properties have been acquired which equates to 62% of total applications. In 2015/16 a total of seven applications were received, an increase of one application from 2014/15 – One application was successful but the settlement date was into the 2016/17 reporting period.

As previously stated the continuing fall in presentations across Scotland can be associated with the introduction of housing options/homelessness prevention strategies adopted by the majority of councils over the past few years. It is also important to note that the reduction of presentations has slowed in recent years suggesting the impact of housing options is now unlikely to lead to further large scale reductions in future homeless presentation.

Presentations rough sleeping

Applications where a household member has reported sleeping rough at least once during the past three months has reduced from twelve to one from 2011-2016

Homeless applications by household type



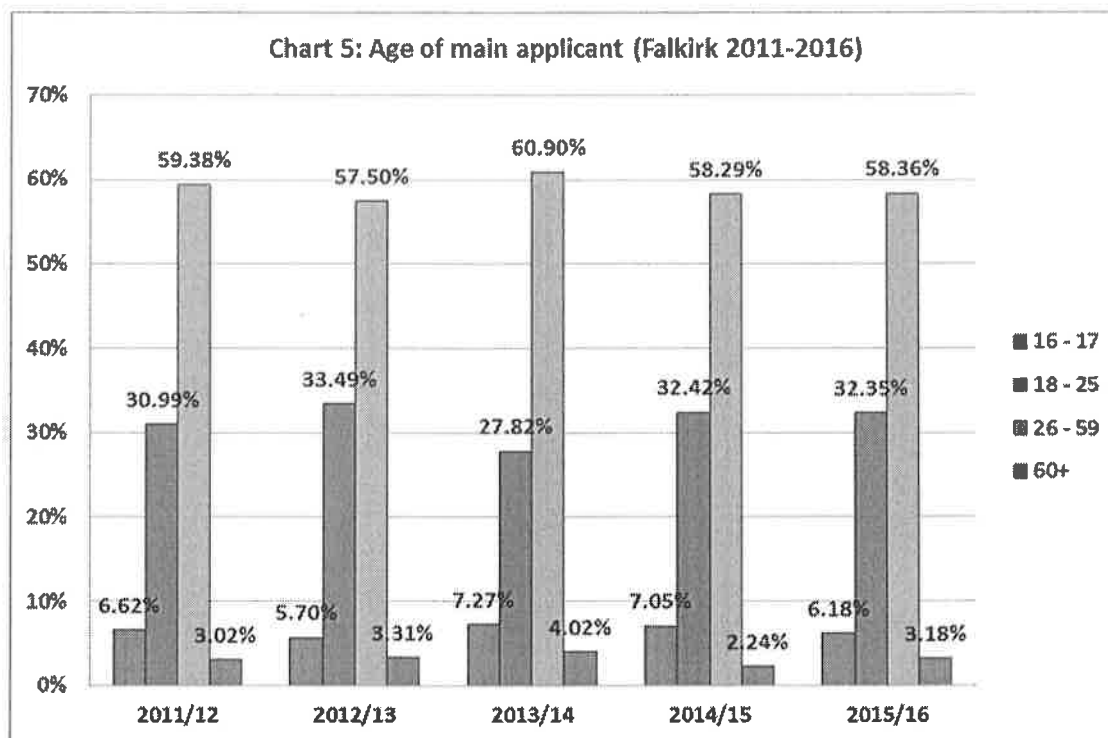
Source: Operation of the Homeless Persons Legislation in Scotland: 2015-16.

Nationally the majority of homeless applications in 2015/16 were from single people (67%) with single parents the second largest group (20%)². This is similar to the trend identified last year where single people (66%) and single parents (21%) were recorded as the two most common household type presenting as homeless.

Chart 4 illustrates, there has been little variation over the past year regarding the household types presenting as homeless. It shows that for Falkirk Council single applicants are the biggest group presenting as homeless (60.99%) followed by single parents (24.98%). The number of single people has slightly increased from last year while 'single parent' has decreased this year. Both still remain the first and second largest household type presenting overall. This compares nationally.

² <http://www.gov.scot/Resource/0050/00502083.xlsx>, table 7, accessed 05/07/2016

Age of main applicant

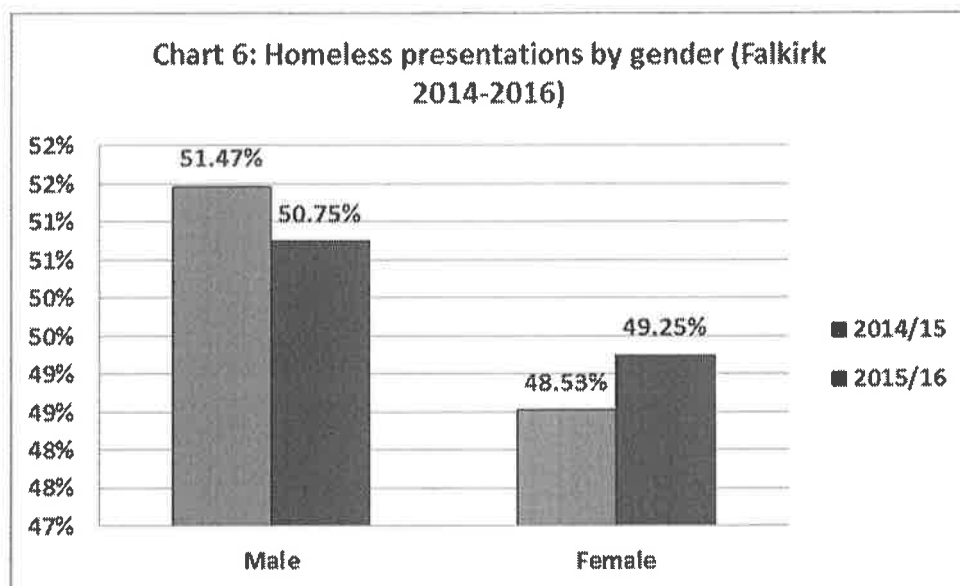


Source: Scottish Government Annual Report

Chart 5 clearly shows that over the last 5 years the main age group for homeless applicants is the 26-59 age group followed by the 18-25 age grouping. 2015/16 is no exception with 58.36% of applicants in the 26-59 age band and 32.35% for 18-25, the second largest group.

Applicants aged 16-17 and 60 plus are by far the lowest represented with only 6.18% and 3.18% respectively in 2015/16. However there was a small increase in the number of presentations in the 60+ age groups from the previous year, rising from 3.16% in 2014/15.

Homeless presentations by gender

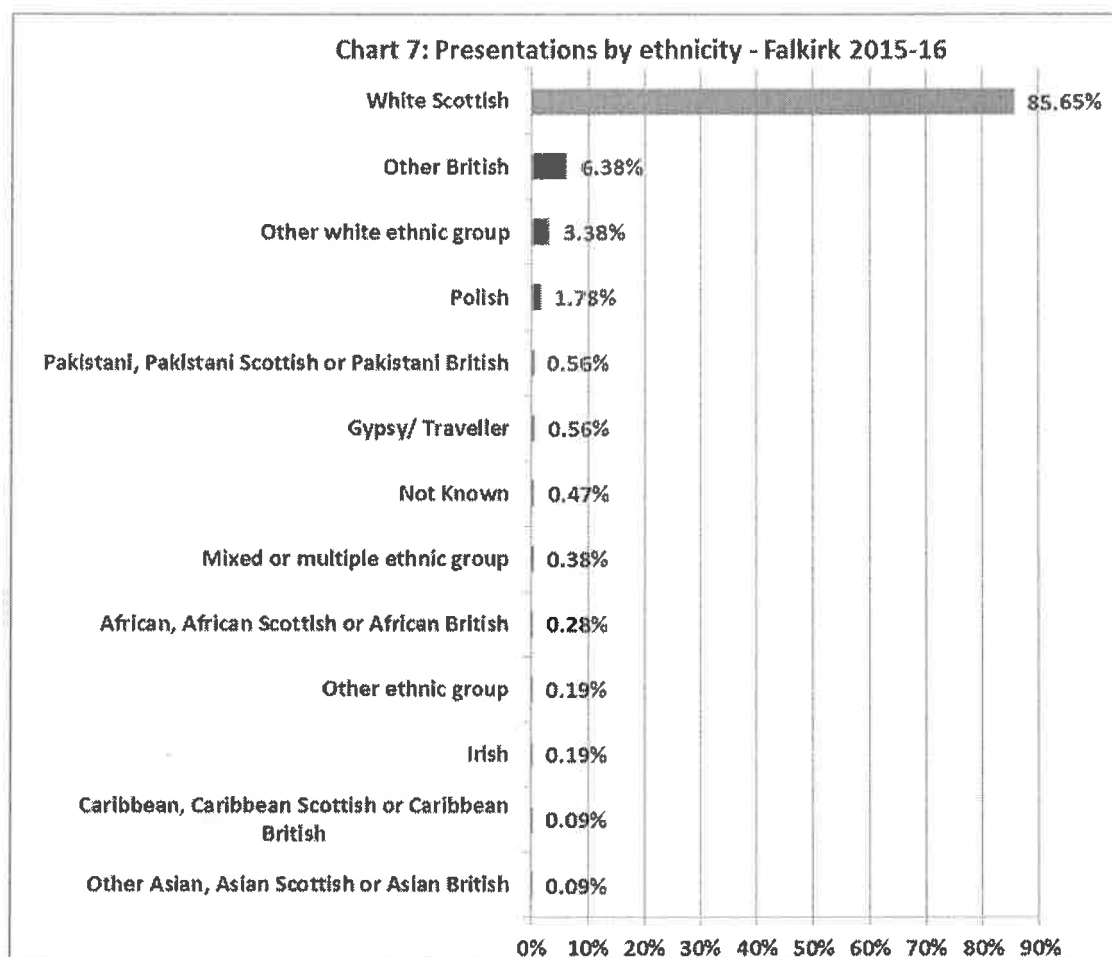


Source: Scottish Government Annual Report

Chart 6 highlights there has been a slight decrease in the number of males presenting as homeless (-0.72%) compared to last year with a similar percentage increase in the number of females presenting (+0.72%).

On balance, chart 6 shows that in regards to homeless presentations there appears to be a reasonable balance between male and females presenting homeless.

Homeless presentations by ethnicity

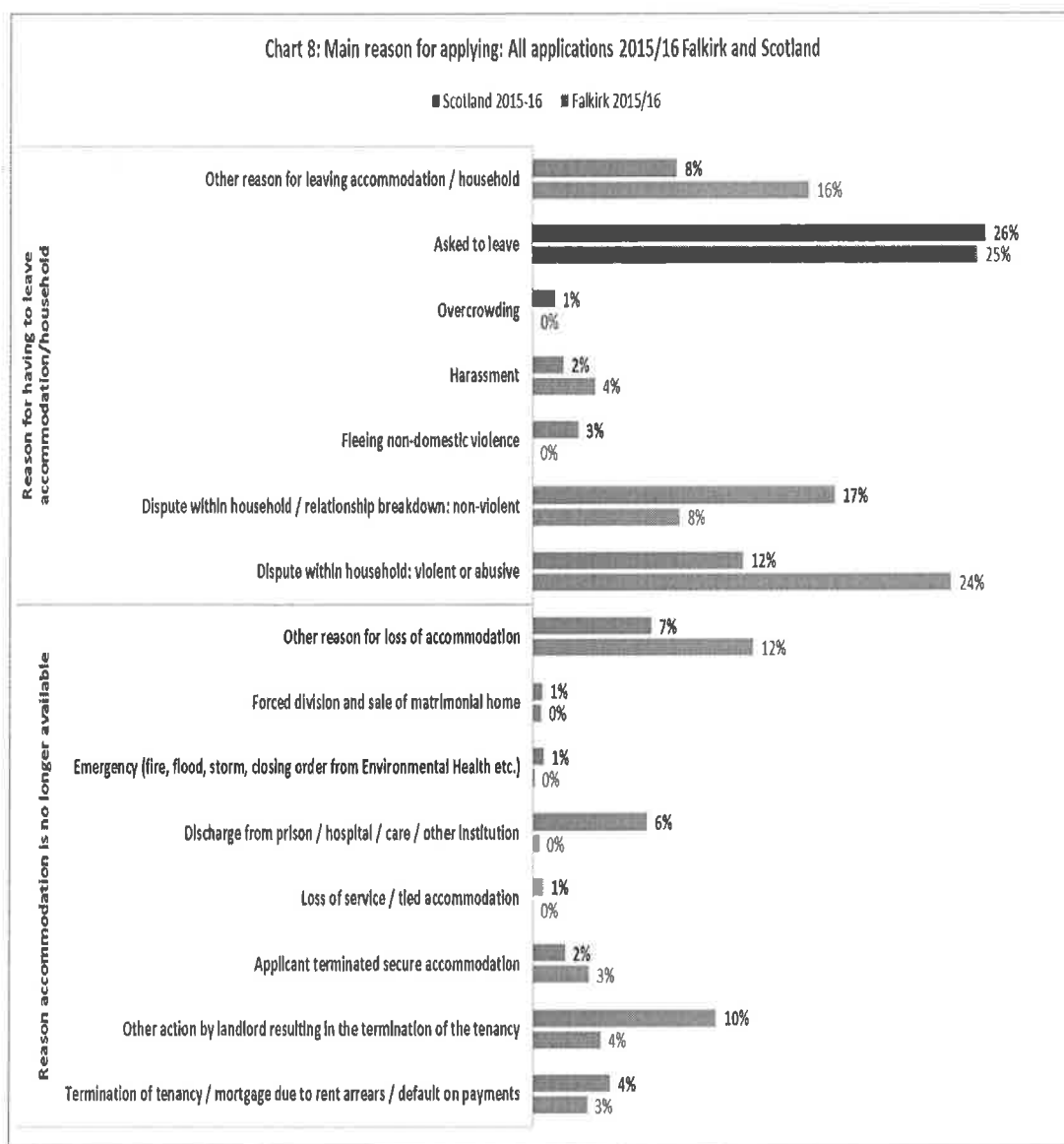


Source: Operation of the Homeless Persons Legislation in Scotland

The above chart details the number of homeless presentations to Falkirk by ethnicity. It shows the largest ethnic group presenting in Falkirk is White Scottish (85.65%) followed by Other British (6.38%). This is in line with the population of the Falkirk Council area.

Reason for homeless presentations

Chart 8 below details the main reasons for applying as homeless in Scotland in 2014/15. The most common reason for applying in Scotland was 'asked to leave' (26%) followed by 'dispute within household/relationship breakdown – non-violent' (17%). Nationally the third most common reason was 'dispute within household – violent or abusive' (12%). Falkirk shows 'Other Reason' (15.45%) as the third most common grounds for a homeless application.

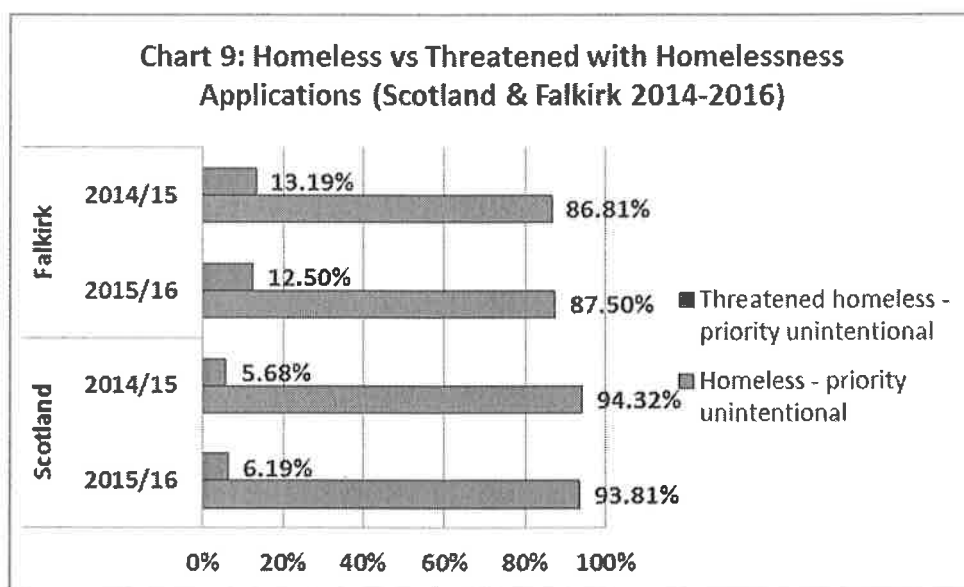


Source: <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/RefTables/RefTables>

Homelessness assessments

Not all homelessness applicants will meet the criteria to be assessed as homeless by the authority. The conclusion of the assessment process will identify whether the applicant is:

- (a) Homeless
- (b) Intentionally or unintentionally homeless

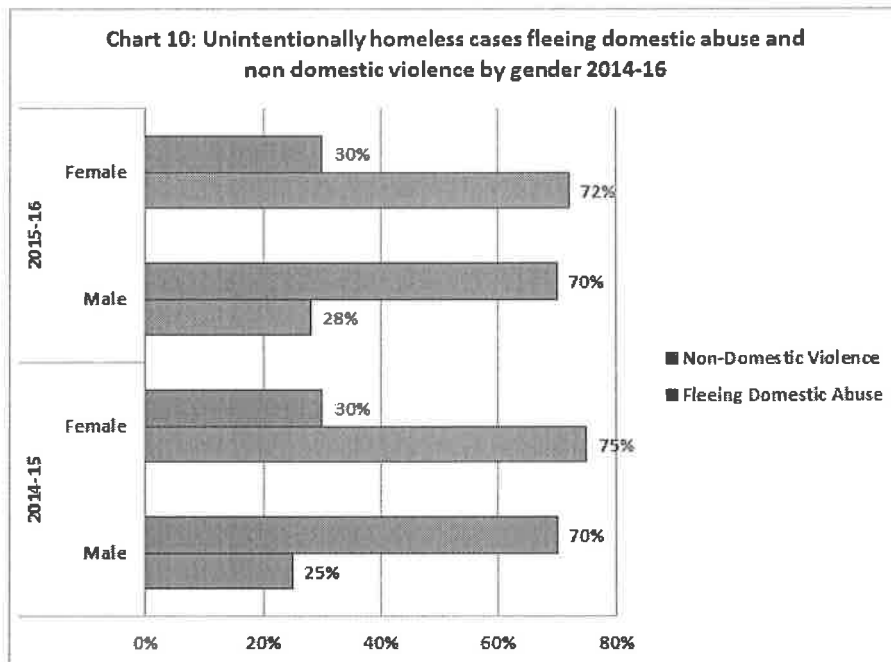


Source: Falkirk Council Housing Management System & Scottish Government homelessness statistics annual returns, 2015/16

The above chart indicates that in 2015/16 the vast majority of homeless applicants were assessed as homeless (87.50%) rather than threatened with homelessness (12.50%). This reflects national trends.

The trend of potentially homeless priority unintentional applicants has increased slightly in 2015/16 but this still suggests that applying a housing options/homeless prevention approach has contributed to the reduction in potentially homeless priority unintentional cases over a five year period. A wider consideration of what housing options are considered and the most appropriate steps taken forward when an applicant is threatened with homelessness.

Unintentionally homeless cases fleeing domestic abuse, by gender



Source: Falkirk Council Housing Management System

Chart 10 shows that females account for the majority of unintentional homeless cases where domestic abuse is cited. Unfortunately this trend has remained over the past six years but after an increase in 2014/15 the number has fallen for the 2015/16 period to 72%. The number of males citing domestic abuse increased to 28%.

Applicants fleeing non-violent domestic abuse over the majority of the last five years have been males. In 2015/16 the figure was 70%, exactly the same as reported in the previous year.

The gender pattern contrasts notably with domestic abuse cases – predominantly affecting females – as unintentionally homeless males were most likely to report non-physical domestic abuse.

Intentionally Homeless

Is the applicant intentionally homeless?

The circumstances in which a person is to be regarded as having become intentionally homeless or threatened with homelessness are set out in section 26 of the 1987 Act. There are three requirements - all of which must be satisfied.

- the applicant, if homeless, must deliberately have done, or failed to do, something in consequence of which he or she has ceased to occupy accommodation which was at the time available to them. To be intentionally threatened with homelessness, an applicant must deliberately have done or failed to do something the likely result of which was that he or she will be compelled to leave accommodation (section 26(2)).
- it must have been reasonable for the applicant to have continued to occupy the accommodation. The local authority may have regard to the general circumstances prevailing in relation to its area in applying this test (section 26 (4)).
- the applicant must have been aware of all the relevant facts before taking or failing to take the deliberate actions referred to above. An act or omission in good faith on the part of a person unaware of any relevant fact is not to be regarded as deliberate³.

Applicants assessed as intentionally homeless fell in 2015/16 (14.44%) compared to 2014/15 (18.60%).

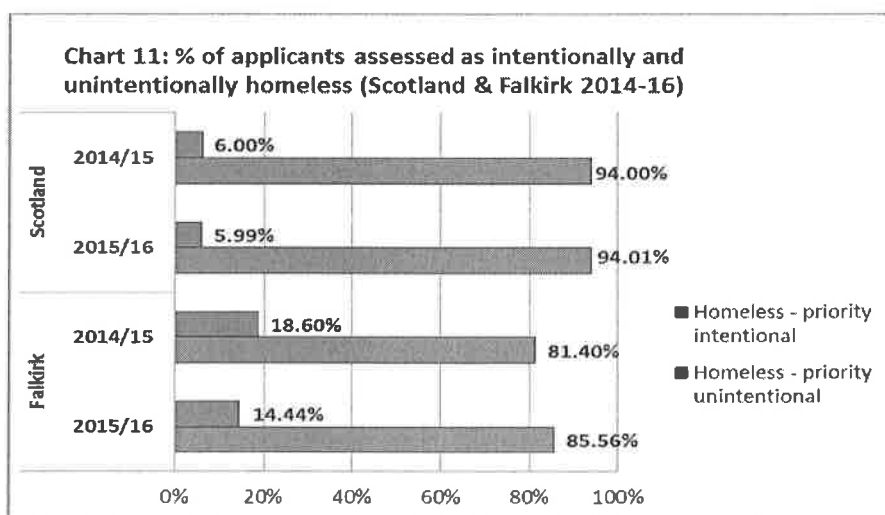
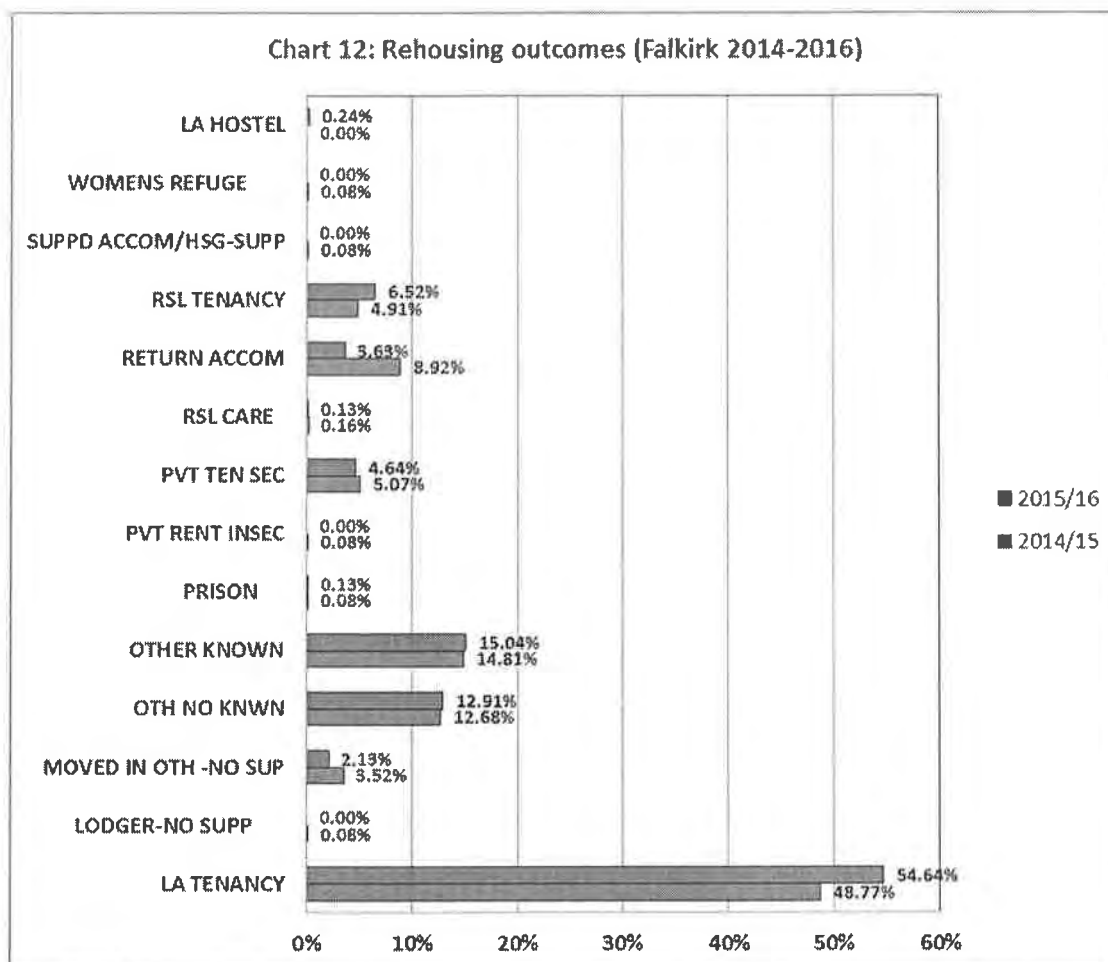


Chart 11 illustrates that in 2015/16, 85.56% of applications were assessed as homeless priority unintentional (below the national average of 94%), an increase of 4.16% from the previous year (86.52%). Prior to the abolition of priority need test in 2012 only those assessed as homeless and in priority need would have proceeded to the intentionality test. As a result of the abolition of the priority need test more applicants were found to be intentionally homeless (6.72% before 2012 and 14.44% 2015/16).

Outcomes for Homeless applicants



Source: Falkirk Council Housing Management System

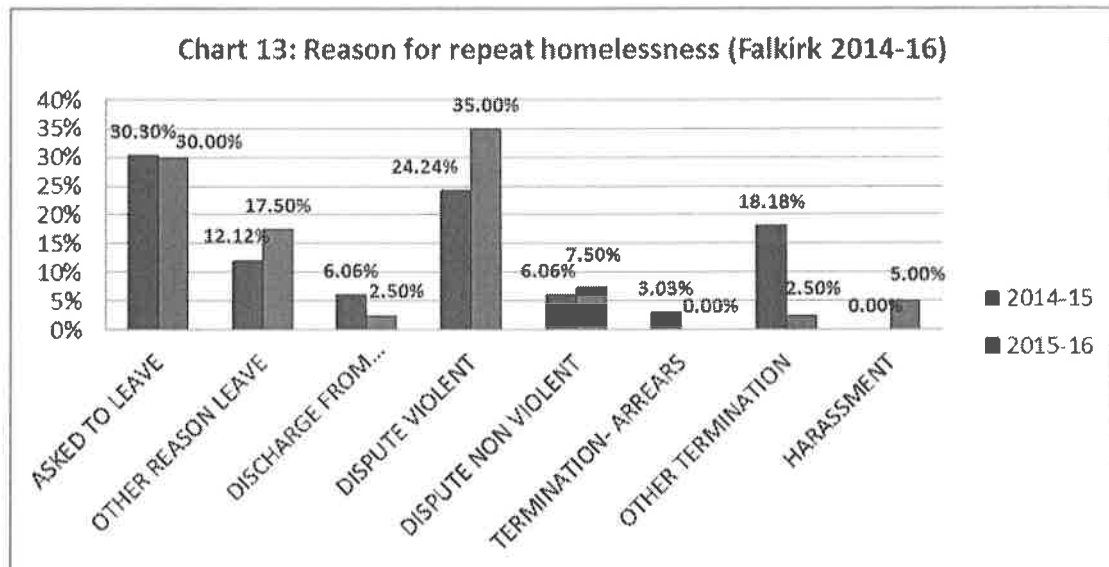
Chart 12 demonstrates that 54.64% of applicant's assessed as homeless priority accepted a Falkirk Council tenancy. This figure has increased slightly (+5.87%) compared to 48.77% in 2014/15.

Homeless applicants that have lost contact

Analysis shows the majority of lost cases where we have lost contact are primarily from single males 25-59 (40%) followed by single females and single female parents 25-59 with 20% each. The number of cases that were 'lost contact' before duty discharge' was 10 (1%) in 2015/16, a reduction of 18 cases from the previous year's 28.

Repeat homeless applications

In 2015/16 there has been a reduction in the number of repeat homeless applications (3.04%), a decrease of 9 applications. Chart 13 outlines the reasons for repeat homelessness, the majority of applicants cite relationship breakdown (non-violent) and asked to leave as the reason for presenting as homeless.



Source: Falkirk Council Housing Management System

To be classed as a repeat homeless assessment the applicant must be (1) be assessed as homeless or threatened with homelessness in both applications (2) the previous case must have been closed within 12 months of the current assessment and (3) the adults and family circumstances also need to be the same in both cases.

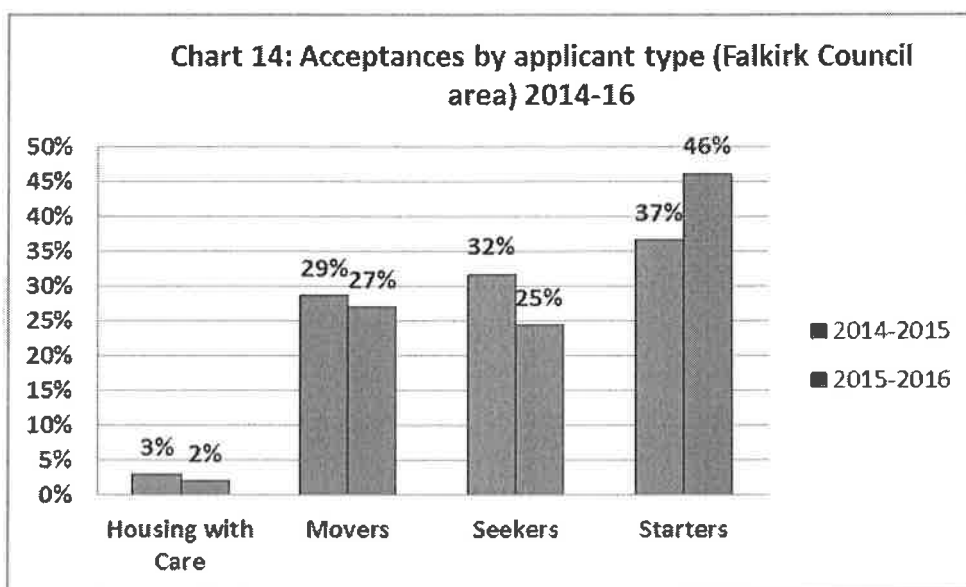
HomeSpot Outcomes

Households assessed as unintentionally homeless have a right to settled accommodation, which is usually a Scottish Secure Tenancy with the Local Authority or a Registered Social Landlord.

Home Seekers (homeless applicants) represent 2.5% of the housing waiting list.

Falkirk Council's housing policy operates a Choice Based Lettings System which was introduced in 2011. Housing applicants are split into four categories: Movers, Starters, Seekers and Housing with Care.

Falkirk Council's policy sequences an equal share of its mainstream lets to all of its groups, i.e. Home Seekers (Homeless applicants), Home Movers (Transfer applicants) and Home Starter (Waiting list applicants). There are also additional properties for applicants who require housing with care.



Source: Falkirk Council Housing Management System

The above chart illustrates the percentage of lets accepted by applicant type across the Falkirk Council area. It indicates the rate of acceptances by Home Seekers has decreased annually over the years and for 2015/16 it is currently 25%, slightly below quota of 33%.

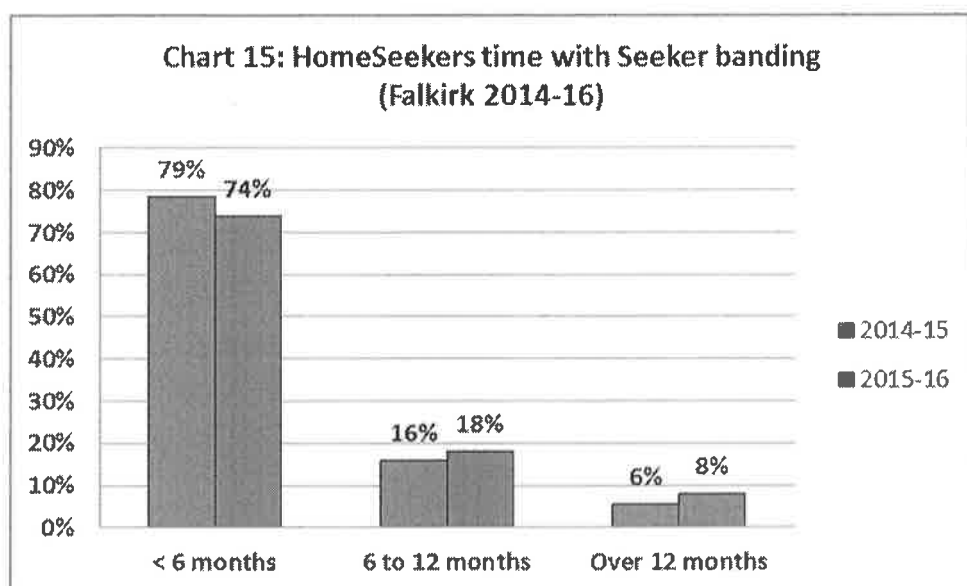
Almost 40% of homeless applicants with Band 1 priority have not placed a bid in the last quarter; and out of the 32 (75%) have not bid in the last quarter.

In order to allow the Council to discharge its duty towards homeless applicants with priority status, the Allocation's policy allows for a 'direct match' to an applicant if they have not bid for a property previously advertised for the Seeker applicant group over the previous three months. The case worker for the homeless priority applicant discusses this with the client and will arrange for a direct match if there is no evidence of active bidding.

Acceptances by Starters were the most common trend in 2015/16 with 46%, a five year high. This pattern may be influenced by the introduction of housing options and the reduction in homeless applications over the last few years. Allowing all categories to have the same quota of lets is more reflective of the changing profile of our housing and homeless applicants.

Further information on allocations outcomes is reported in an Annual Allocations Outcomes report.

Time with homeless priority

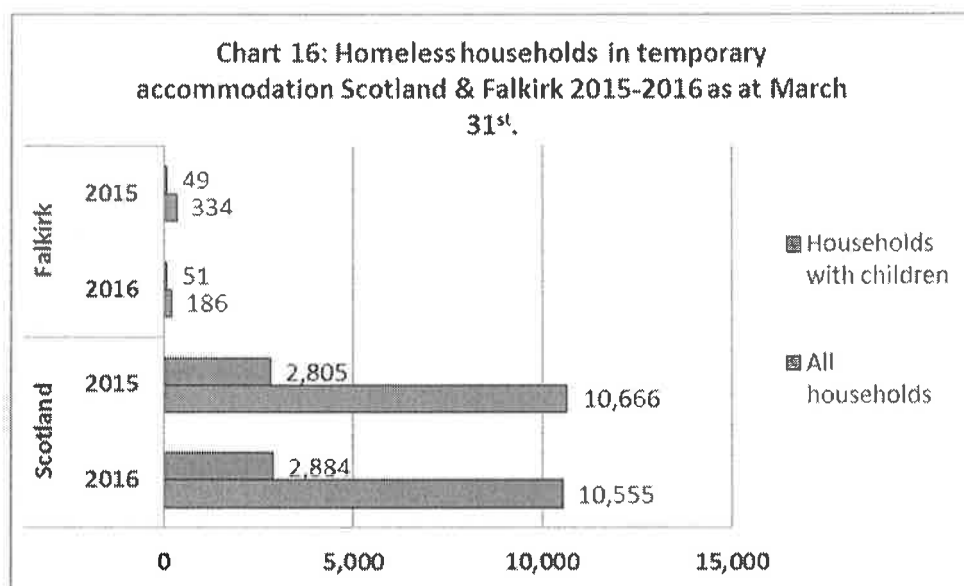


Source: Falkirk Council Housing Management System

Chart 14 shows that in 2015/16 74% of Seekers were allocated properties less than 6 months from being accepted as a homeless priority.

This is a decrease from the previous the previous year (79%) , however as the figures demonstrate, homeless applicants are still being offered accommodation within a reasonable timeframe of 6 months via the Choice Based Letting system currently in operation. As noted above, some applicants are not bidding which delays the process.

Homeless Households in Temporary Accommodation



Source: Operation of the Homeless Persons Legislation in Scotland

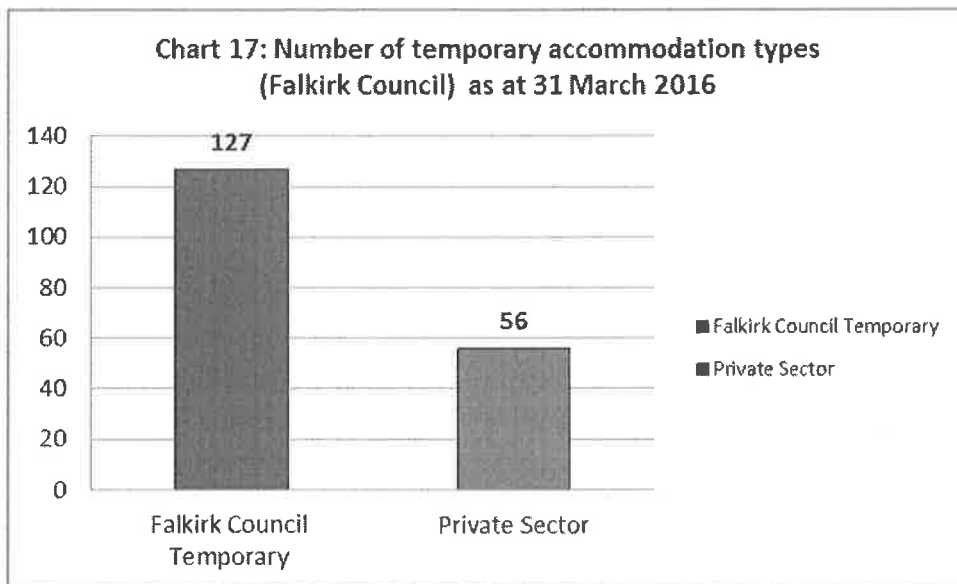
Homeless applicant may be placed in temporary accommodation while the Local Authority assesses their applicant or while awaiting the offer of a permanent let. Chart 16 shows the numbers of households in temporary accommodation both nationally and locally. From 2011-2014 there was a steady decline in households in temporary accommodation however, in 2015 the first rise was observed. Over the year 2015/16 a reduction in the numbers of people in temporary accommodation locally has fallen mainly as a consequence of the development of homelessness prevention activities.

For households with children, nationally there has been an increase of +2.8%, while in Falkirk for 2015/16 there has been a slight increase by two households (+4.08%).

In relation to temporary accommodation we are assessing our current temporary accommodation provision to ensure it fits the current profile of households presenting as homeless. In addition a review of our accommodation charges is being carried out to ensure that we mitigate the impact of the Local Housing Allowance (LHA) cap which will affect the affordability for Council's maintaining their own supported or temporary accommodation. Supported accommodation in the RSL and Private Sector will be exempt for the LHA cap. The funding gap is also exacerbated by the reduced benefits entitlement introduced as part of the UK Government's welfare changes.

Number and types of temporary accommodation

At the end of the 2015/16, 183 properties were being used to provide temporary accommodation in the Falkirk Council area (see Chart 17). This figure included 127 Falkirk Council properties, 56 private sector leases. The use of Bed and Breakfast accommodation has ceased ensuring applicants have access to a self-contained property with support if necessary and supported accommodation units, rather than shared Bed and Breakfast facilities.



Source: Falkirk Council Housing Management System

3. PERFORMANCE INFORMATION

Our key performance indicators for 2015/16 include information gathered for the Scottish Housing Charter and from the statutory returns (HL1 and HL2) to the Scottish Government which can be found at <http://www.gov.scot/homelessstats>

Performance in relation to services for homeless people is regularly monitored and where appropriate improved actions are implemented. In addition, the service is subject to a number of internal and external audits as part of its ISO:9002 accreditation. This section of the Annual Homelessness Statement provides performance information for 2015/16

% of homeless decision notifications issued within 28 days

- The percentage of homeless decision notifications issued within 28 days for 2015/16 was 97.8%. This surpassed the target of 95%.

Number of households reassessed as homeless or potentially homeless

- 35 cases were re-assessed as homeless, or potentially homeless, within 12 months of the previous case being completed.

% new tenancies sustained for 12 months

- 88.9% of new tenancies were sustained for at least 12 months. This is just below the 90% target but a slight decrease from last year's figure (89.1%).

% of Mainstream sequenced and advertised properties accepted by Home Seeker category

- Within 2015/16, Home Seekers accepted 28% of mainstream sequenced and advertised properties. This is slightly lower than the 33% target set for this period.

% Customer Satisfaction - Homelessness Service

- The rate of customer satisfaction for the service during the 2015/16 was 100%. This exceeded the target of 90%.

% of homeless applicants in temporary accommodation who are in B&B accommodation

- No B&B facilities were used in 2015/16.

Total number of applicants with homeless priority permanently rehoused in 2015/16:

A total of 397 Home Seekers rehoused.

- 172 were rehoused within 0-6 months of their application (43.32%).
- 14 were rehoused within 7-12 months of their application (3.53%).
- 76 were rehoused over 12 months after their application (19.14%)

4. CHALLENGES FOR 2015/16

The number of people presenting as homeless during 2015/16 has decreased by 11.3% in the Falkirk area and the demand on temporary accommodation also decreased. However, statistics show that those presenting are becoming more vulnerable and may have complex needs. The majority of homeless applications continue to be from single applicants which place a high demand on suitable permanent housing solutions, particularly as there is a shortage of one bedroom properties in Falkirk. There has been a marked reduction in repeat homeless presentations for those discharged from institutions which is positive and is mainly due joint planning prior to discharge and the provision of support.

There has been a slight increase in the number of applicants deemed as intentionally homeless (+9 cases in 2015/16), however numbers still remain low and every effort will continue to be made where possible to prevent homelessness from occurring in the first place. In order to achieve this continued positive joint working and a shared sense of ownership from all agencies involved with homeless people will be required.

Over the coming year the following key challenges have been identified:

Addressing the impact of the Welfare Reform Act:

There are a number of elements to the welfare reform act that continue to place challenges on our services as various parts of the legislation are implemented over the coming years. These include:

- The continuous roll out of universal credit which merges means tests benefits such as housing benefit, income support, job seekers allowance, working tax credit and child tax credits. Benefits are being paid direct to the household monthly in arrears rather than the current fortnightly system. It is anticipated that there will be a significant impact on rent arrears across the social rented sector. We continue to work with partners to identify vulnerable tenants to ensure appropriate measures and supports are put in place/implemented. The Tenancy Sustainment Team, temporarily established within our local housing offices, continues to operate to directly address Falkirk Council tenants that have been identified as struggling with their rent or affected by the impact of changes to the welfare reform system. Our housing support service delivery by the YPeople Reachout project continues to address the needs of any resident in the Falkirk area either starting a tenancy for the first time

or struggling to maintain their tenancy. They ensure that every possible effort is made to support tenants to maintain their tenancies.

- We continue to face the challenge that under occupancy subsidy places on current and future tenants. We continue to monitor arrears and review our DHP policy to maximise all routes of revenue/income to our tenants. We provide specialist money advice services to maximise tenants income and provide debt management strategies to ensure priority debts. We also provide housing support and budgeting advice in partnership with external agencies. The Tenancy Sustainment Team actively work with tenants who are currently in arrears to arrange re-payment schedules, seek additional benefits advice or housing support. The Community Advice Team has transferred to Access to Housing during 2015/16 and is delivered alongside our Homeless and Advice Services.
- Since the transfer of the Scottish Welfare Fund to Local Authorities, this has enabled a fair and equitable system that allows ease of access. The service also transferred to Corporate & Housing Services during 2015/16 and is based within the same service area as Homeless and Advice Services.

Implementation of Housing Options:

It is important that we continue to support people to make the correct housing choices. We analyse the effectiveness of our housing information and advice services to ensure that we are providing expert assistance on the full range of housing options available to applicants to ensure that they find suitable accommodation that meets their needs and to prevent them becoming homeless

- To assist with on-going analysis and ensure housing options and homeless prevention opportunities are maximised, the Scottish Government introduced the 'Prevent 1' system in April 2014. This is a statutory recording mechanism for all approaches of housing advice to the local authority.
- Scottish Government produced guidance for local authorities on the delivery of Housing Options to ensure consistency throughout the country. Falkirk Council participated in the development of the guidance and was represented on the Housing Options Working Group. The guidance was published in March 2016.

- A housing options training toolkit is in the process of being developed involving all five Housing Options Hubs which addresses the core areas of training need arising from the delivery of a Housing Options approach. It is anticipated that the toolkit will be operational in late 2016.
- Two online tools have been developed through the East Housing Options Hub and are now accessible online at www.eastscotlandhousingoptions.co.uk. Members of the public can use the self-assessment tool to identify housing options and the Homechoice tool to search available private lets in the Falkirk area and the other Hub member authorities. We will support our vulnerable clients to access this information. In addition, landlords can access Homechoice to advertise their properties. Further promotion of these tools is to take place over the forthcoming year.
- Increasing the range of affordable housing options in the Council area by (a) maximising the use of resources to develop new affordable homes built either by the Council itself or through partnership work with RSLs, (b) the application of the Affordable Housing Policy in appropriate circumstances. This will also include facilitating access to accommodation in the private rented sector which has the potential to play a more significant role in meeting local housing needs.

Supported Accommodation Review:

As outlined in this report, an increasing number of those presenting as homeless require support. The majority of applicants cite support needs for basic housing management/independent living, followed by mental health and drug or alcohol dependency. Work is nearly complete on the review of accommodation based support services to ensure that tenants learn the necessary skills to assist them to live independently in the community. It is anticipated that the contract will be tendered 2016/17.

Partnership Working:

The integration of Health and Social Work has provided opportunities for further partnership working in relation to housing and housing priorities. The Housing Contribution Statement has noted in the main LHS report highlights work in relation to assisting the elderly and disabled to remain at home longer. In addition, we will continue to work with our partners to ensure that people who are homeless or at risk of homelessness are able to access primary health care services that will

improve their health and help to prevent them from becoming homeless in the future. We will also continue to work with our partners dealing with mental health and drug and alcohol dependency to ensure that support continues to be provided.

In taking this challenging agenda forward, partnership working will continue to be necessary, particularly in relation to supporting people who are particularly vulnerable. Initiatives with Social Work and Health will continue to be necessary to assist in the prevention of homelessness from occurring by providing people with the support they need to manage their lives better. Where it is not possible to prevent homelessness, more work will require to be done with those affected to help them sustain their new accommodation arrangements and to prevent them from becoming homeless again.

Equality Issues:

Data gathering of information on ethnicity, race, sexual orientation continues to be challenge, however, we will continue to analyse information about homeless people and the wider population to ensure that all groups have equal access to the services they need and developing ways of engaging with harder to reach groups.

Whilst there is clearly a link between homelessness and the overall supply of affordable housing which will be explored in the Local Housing Strategy, it is evident that a shortfall of affordable housing is not the only cause of homelessness. Poverty, substance misuse, unemployment and the way the benefits system operates can also be contributory factors. The LHS will consider housing support issues and how people can be helped to become more resilient to the factors that can lead to them becoming homeless but commitment from other agencies who deliver services to homeless people is vital if homelessness is to be prevented and people are to be sustained in accommodation as part of sustainable and inclusive communities

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LOCAL HOUSING STRATEGY 2015 UPDATE

EXECUTIVE – 16 AUGUST 2016

**HOUSING CONTRIBUTION STATEMENT
INTEGRATION JOINT BOARD - 3 JUNE 2016**

APPENDIX 4

This paper relates to
Agenda Item



Title/Subject: **Housing Contribution Statement**
Meeting: **Integration Joint Board**
Date: **3 June 2016**
Submitted By: **Director of Corporate and Housing Services**
Action: **For Decision**

1. PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to provide an update to the Integration Joint Board (IJB) on the Housing Services contribution to the Strategic Plan through the Housing Contribution Statement (HCS). As Board members will be aware, housing has an important role to play in the delivery of co-ordinated, joined-up and person centred health and social care services. Housing Services colleagues are members of the Falkirk Strategic Planning Group.

2. RECOMMENDATIONS

The Integration Joint Board is asked to:

- 2.1 note the content of this report
- 2.2 agree the proposal to extend the remit of the Housing Contribution Statement (HCS) sub group to include representatives from NHS Forth Valley and those Registered Social Landlords (RSLs) providing specialist housing for older and or disabled people
- 2.3 agree the identified opportunities at section 6.4 are taken forward through the HCS sub group and that progress will be reported back to the IJB.

3. BACKGROUND

- 3.1 The IJB received a report on 4 December 2015. This noted the Housing Service contribution through the Housing Contribution Statement (HCS), as part of the Strategic Plan requirements. The HCS provides an essential link with the Strategic Plan and Local Housing Strategy and is attached at Appendix 1.

4. HOUSING CONTRIBUTION STATEMENT

4.1 The HCS identified areas for further work and identified proposals in relation to the following:

- Commission research to identify need for Extra Care housing
- Scope specialist advice services currently provided, identify if they are fit for purpose and train staff in making referrals
- Explore how housing design (particularly in new build) could assist someone with dementia remain in the community for longer
- Explore the role of specialist training for housing, health and social care workers to assist someone with dementia to remain at home for longer.

4.2 A HSC Subgroup was established with representation from Housing Services and Adult Social Work Services to take forward the HCS recommendations and bring forward a report to the IJB on two areas:

- Collate existing evidence of previous research and analysis on the need for Older Peoples' Housing
- Scope what advice services are currently available on housing and support for specialist groups.

4.3 Previous research to inform need for Extra Care Housing

4.3.1 Housing for older people is known locally as Housing with Care (HwC). Level 1 HwC equates to very sheltered, level 2 to sheltered and at its broadest sense level 3 to amenity housing. However this definition is not used by all providers indeed currently HwC 3 covers a range of property types, all of which do not meet the general standard for amenity housingⁱ. For the purpose of this report, Extra Care housing is defined as Very Sheltered plus or a type of accommodation between residential care and Very Sheltered housing. As identified in the HCS there is no such model locally however work is on-going to consider what may be required and how this could be achieved. An extended HCS sub group will enable an all tenure strategic discussion of such issues.

4.3.2 An exercise was carried out to draw together analysis and consultation to provide information on the need for Extra Care housing. More detailed information is provided in Appendix 2 and to date the need for Extra Care Housing is summarised below:

- the delivery of care places for older people has changed both locally and nationally
- identifying people who need support or Extra Care housing "cannot be done directly and proxies must be found"ⁱⁱ
- one proxy is the number of people eligible for Attendance Allowanceⁱⁱⁱ
- the number of people aged 65 plus receiving Attendance Allowance has increased by 11% locally over the period 2002-2010 as compared to 8% nationally
- there are 1,304 people with a diagnosis of dementia locally
- there is no specialist housing for adults with particular needs (dementia, mental health issues, alcohol/substance misuse and challenging behaviour)

- the number of clients receiving hours of homecare in Falkirk Council properties does not relate to the level of HwC
- the majority of people who receive care and support services are infirm due to age or physical disability.

4.3.3 Housing Services are currently developing an Older Peoples' Housing Plan which will form part of the Local Housing Strategy which will report to Falkirk Council Executive Committee over the coming months. This has been informed by consultation carried out for Plan, which included focus groups, surveys with voluntary groups and the Citizens' Panel in which a total of 800 people took part. Consideration is currently being given to the following issues:

- the preference for older people to remain in their own homes
- housing options advice on specialist housing
- awareness of housing options for older people
- on-going low demand for the current model of HwC.

4.3.4 Analysis of current provision of HwC for the Older Peoples' Housing Plan indicated the following:

- A range of specialist housing options (1,532 properties) are available
- Low demand for most HwC, with 309 applicants for all Council levels (109 for levels 1 and 2)
- Some RSLs are also indicating low demand for the current model of HwC
- Provision of HwC varies geographically with no HwC 1 and 2 in Polmont Rural South (Braes) area;
- No joint waiting list for HwC;
- Previous comparisons between Council and RSL lists indicated that the same applicants are generally on all lists;
- Most RSLs are putting proposals in place to move away from providing care and support.

4.4 Specialist Advice Services

4.4.1 An exercise was carried out to identify what services are available for older people locally. This information has been collated and will be made available on the Living It Up website covering issues such as disabled adaptations, property repairs, and services to assist an older person remain in their community. This is available as appendix 3 to this report.

4.4.2 Officers from Falkirk Council Housing Services can provide advice on available Council and RSL housing options and have on-going working relationships with NHS and Social Work. However it is important to note that there is no specialist all tenure housing advice locally for older and/or disabled people. This is significant as a substantial percentage of older and disabled people live in the private sector and wish to remain there. This requires advice on private sector options including financial advice and equity release which it is not appropriate for Council officers to provide and requires an independent advocate.

- 4.4.3 Consultation for the Older Peoples' Housing Plan indicated that both service users and stakeholders are not aware what is available. This demonstrates a need to improve publicity and consider procedures and processes for updating information, delivering and making referrals to current services. It is also important to ensure that up to date information is available in housing, Social Work and health settings and training is provided on how to access and make referrals.

5. ADAPTING FOR CHANGE

- 5.1 Falkirk was selected by the Scottish Government to be one of the 5 pilot sites across Scotland to provide advice on the implementation of the National Adaptations Working Group recommendations. Locally this is progressed through the Adapting for Change project which emerged from the Change Fund project and has representation from NHS Forth Valley, Social Work Adult Services, Housing Services, Registered Social Landlords and nationally the ihub health and social care.
- 5.2 As reported in the HCS there is a demand for disabled adaptations. A project has been on-going between NHS Forth Valley, Falkirk Council Housing and Adult Services Social Work to streamline processes for adaptations. The initial project developed the following:
- Mapped pathways to adaptations
 - Developed definitions for adaptations (minor, moderate, major and major complex).
- 5.3 As part of the Adapting for Change project work is on-going to finalise:
- Rolling out the complex cases panel to make decisions on major complex adaptations across all tenure. This has been developed and to date piloted on private sector disabled adaptations
 - Finish testing the adaptations' assessment tool based on a model developed with ihub health and social care (formally the Joint Improvement Team)
 - Training in relation to carrying out disabled assessments based on the above
 - Performance outcomes for monitoring disabled adaptations taking account of national work across all pilots through ihub health and social care.

6 LOCAL HOUSING STRATEGY

- 6.1 It is a statutory responsibility to produce a Local Housing Strategy (LHS) which outlines future priorities and plans. This must be supported by a Housing Need and Demand Assessment (HNDA) which sets out future housing requirements for all tenures and types (mainstream and specialist housing). This will inform housing supply targets in the Local Housing Strategy and housing land requirements in the Local Development Plan (LDP). Proposals for new

affordable housing are set out in the Strategic Housing Investment Plan (SHIP).

- 6.2 To further strengthen the connections between these Housing Plans and the HSC Strategic Plan, it is proposed that Housing and Development Services explore and report to the HCS sub group how future developer contributions towards affordable housing and Health Care can be aligned with Strategic Plan priorities set out in supplementary Housing guidance.
- 6.3 There have been discussions with Registered Social Landlords (RSLs) with specialist housing for older and disabled people in order to strengthen links between housing providers and the Strategic Plan and to inform this report.
- 6.4 These discussions have identified opportunities as follows:
 - to share knowledge on the potential for specialist housing to meet the needs of older and disabled people with mobility issues
 - agree housing opinions advice that has a role to ensure early intervention when someone's house was impacting on their independence and wellbeing
 - identify demand for specialist housing
 - ensure better information sharing and explore a joint register for specialist housing for older and disabled people
 - co-ordinated discussion with RSL's on any planned shift from delivering sheltered housing with support provided on site by a designated officer as these discussions have previously taken place on an ad hoc basis.
- 6.5 These above suggestions from meeting with RSLs would enable more detailed information on the supply and demand for specialist housing. This would enable a discussion between Housing (Council and RSLs), Adult Services Social Work and Health Services on the potential for redesign and remodelling of specialist housing as an asset to meet future housing and support needs for older and disabled people in their communities, this would ensure alignment with the future needs as set out in the LHS, HNDS and Strategic Plan.

7. ICF FUNDING

- 7.1 The Moving Assistance project was funded through the Change Fund. Through this project the Make It Happen group for people over 50 years and the social enterprise organisation Outside the Box explored ways in which an older person could explore their future housing options if their current home was no longer suitable. As part of this project evidence was collated and experience gained on how to remove barriers which were perceived to be preventing an older person moving from their current home to one more suitable to their needs. As a result of the consultation a series of advice guides were created for older people to assist them or stakeholders giving advice. These are now in circulation and available in online format. This project won the Age Concern Jess Barrow Award.

- 7.2 It is suggested that this work be built upon by the Make It Happen Forum with a report developed for the HCS sub group on how older people can provide peer advice to their contemporaries on the guides they developed and on the information on the Living It Up portal. This would provide older people with information and empower them to take action on their health, social care and housing needs. This will be developed into a costed proposal for consideration through the ICF process, as outlined in a separate agenda report.

8. PLANNING REQUIREMENTS

- 8.1 In order to progress the recommendations outlined in of this report a draft action plan has been scoped for the revised HCS sub group based on the issues reported. It is further suggested that the group will report back to the IJB on progression in the following areas:

- **Property**
 - Current specialist housing – explore technical assessments being carried out on current HwC developments across all tenures in order to explore their potential to meet the needs of an aging population including those with mobility difficulties
 - Explore how dementia friendly design can be incorporated into new build affordable housing proposed in the Strategic Housing Investment Plan
- **Housing options**
 - Explore funding for older people to use the tools they have developed through the Making It Happen project to empower them to assist each other address their housing, health and social care needs
 - Explore how formal procedures could be put in place to strengthen and build on existing working arrangements to ensure older and disabled people can access housing advice in a hospital setting
 - Explore options to provide all tenure housing advice particularly for those who wish to remain in the private sector and are looking for financial advice
- **Need for specialist housing**
 - Housing providers explore a joint register for those looking to access for specialist housing
- **Strategic Links**
 - Explore a future all tenure model for specialist housing including HwC
 - Explore the potential to provide Extra Care housing within existing HwC developments
 - Housing and Development Services explore how future developer contributions towards affordable housing (Local Development Plan Supplementary Guidance 12) and Health Care (LDPSPG 11) can be aligned with Strategic Plan priorities.

9. CONCLUSIONS

- 9.1 In conclusion, to develop further the housing contribution to the Strategic Plan it is proposed widening the Housing Contribution Statement sub group to include representation from Health and RSLs. It is also proposed progressing the HCS draft action plan to explore how current and planned housing options can better meet the needs of older and disabled people to remain in their communities and empower stakeholders and older people to provide assistance to each other.

Resource Implications

It is anticipated a proposal for ICF Funding will be finalised and presented for consideration to support the work noted in the report.

Impact on IJB Outcomes and Priorities

The HSC provides a link with the Strategic Plan vision, outcomes and priorities.

Legal and Risk Implications

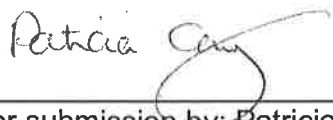
There are no implications arising from this report.

Consultation

There is no consultation required as a result of this report.

Equalities Assessment

There are no implications arising from this report.



Approved for submission by: Patricia Cassidy, Chief Officer

Author: Karen Strang, Strategy and Development Coordinator and Suzanne Thomson, Programme Manager

Date: 4 April 2016

List of Background Papers:

IJB Report on 4 December 2015: Strategic Plan including Housing Contribution Statement

¹Croucher K et al (2008) Review of Sheltered Housing in Scotland

²Bale, G (2009), The Impact of the Population Ageing

³Fenton, A Markkanen, S (2009) Older people; modelling housing need and demand

Housing Contribution Statement – final draft 4th December 2015

1.) Briefly articulate the role of the local housing sector in the governance arrangements for the integration of health and social care (Note 1)	
Outcomes relevant to the housing contribution	<p>In relation to strategic planning, the Local Housing Strategy (LHS) is the sole housing strategic document for the local area. The LHS 2011-16 highlighted 5 key areas in relation to older people and those with disabilities;</p> <ul style="list-style-type: none"> • There needs to be a co-ordinated approach between housing, social care and health to enable older people to live in the community for longer • There is a need for accommodation for older people with particular needs • The current model of housing with care does not meet current aspirations • There is an increasing demand for aids, adaptations, support and advice • There have been advances in technology to enable people live in their own home which should be utilised <p>Investment in specialist housing, housing improvements, care & repair services, adaptations & equipment and housing support services has significant potential to bring about positive health and quality of life outcomes for older people and their carers.</p> <p>These services are delivered by Housing Services working in partnership with housing associations (Registered Social Landlords or RSLs), Scottish Government and other council services.</p> <p>Falkirk Council's Head of Housing and representatives from RSLs are represented on the Strategic Planning Group of the Integration Joint Board.</p>
2. Provide a brief overview of the shared evidence base and key issues identified in relation to housing needs and the link with health & social care needs (Note 2)	
Older people	<p><i>Summary of evidence</i></p> <p><u>Population</u></p> <p>The number of people over retirement age is projected to increase by 72% between 2012 and 2037 and by 175% for those aged over 85. (Census 2011 and National Record Scotland 2014 based household projections).</p> <p>The majority of older people live in social rented or owned properties; however, there are an increasing numbers of older people living in private rented sector housing¹.</p> <p>Information from the Scottish House Condition survey highlighted that significant numbers of older people live in housing with disrepair².</p> <p><u>Dementia</u></p> <p>Locally there are 1304 people with a diagnosis of dementia (Information Services Divisions Quality and Outcomes Framework). Research suggests that dementia is more prevalent</p>

¹ Scottish House Condition Survey (SHCS) 2013: <http://www.gov.scot/Topics/Statistics/SHCS>

² Scottish House Condition Survey (SHCS) 2013: <http://www.gov.scot/Topics/Statistics/SHCS>

with ageing and estimates nationally 96% of those with a diagnosis are over 65 (Scotland's National Dementia Strategy 2013-16)³.

Across Scotland the number of people with dementia is projected to double from 2011 to 2031. The % change locally is anticipated to be similar to the national estimate as the projected population increases are similar locally and nationally (Scotland's National Dementia Strategy 2013-16).

Most people with dementia live in the community⁴, initially with the help of relatives and friends, and latterly with support from health and social care services. As a result, people with dementia live in all types of housing. The design of their home will mean that many people with dementia will struggle. If housing is designed well, it can extend the amount of time a person with dementia can remain at home. It can also reduce the sort of adverse incidents that lead to hospital admissions, which in themselves often result in a move to residential care. This is a progression that most people want to avoid, or at least delay as long as possible. In addition to improving housing design, housing providers can now equip their staff to support people who live at home with dementia. The Dementia Services Development Centre also provides best practice on how workers can support people with dementia to live at home with dementia.

Specialist accommodation

There continues to be low demand locally for the 1512 housing with care (HwC)/specialist housing properties with 309 people registered for this accommodation (Falkirk Council (2015) Draft Older Peoples' Housing Plan). In addition some properties are not suitable for HwC 3 as they are upper flats and/ or have external stairs (Falkirk Council (2015) Draft Older Peoples' Housing Plan).

Information supplied by Social Work Adult Services over the last 4 months in relation to delayed discharge for housing reasons indicates on average there are 3 cases (June – October 2015). This can be due to their current home no longer being suitable or awaiting disabled adaptations to their existing home.

There is an increasing demand for disabled adaptations (see section on physical disabilities) for older people due to the correlation between old age and physical disability⁵.

Care at Home

In relation to Home Care, the local figures deviate from the national average over the period 2000-14. The numbers of people receiving home care are increasing locally whereas nationally they are decreasing. There are also a higher percentage of younger people receiving home care locally which increased 2000-14, whereas nationally this decreased (Scottish Government Health and Community Care datasets)⁶.

³ Scotland's National Dementia Strategy 2013-16: <http://www.gov.scot/Resource/0042/00423472.pdf>

⁴ The Dementia Services Development Centre (2013) Improving the design of housing to assist people with Dementia University of Stirling

⁵ Scottish Government (2011) National Strategy for Housing for Older People, Scottish Government, Edinburgh

⁶ Scottish Government, Social Care Services 2014: <http://www.gov.scot/Publications/2014/11/1085/downloads>

	<p>Locally the numbers of clients and hours of homecare received in Council HwC varies by development and not solely by level of HwC (Falkirk Council (2015) Performance and Information Strategic Support Unit Children's Services).</p> <p>Identifying people who may need support or extra care housing "cannot be done directly consequently proxies must be found"⁷. One proxy is the number of people eligible for Attendance Allowance (AA)⁸. There has been an increase locally of 15% in AA over 2002-10. This is above the national figure of 13% (Department of Work and Pensions and National Records Scotland Mid-Year Estimates).</p>
	<p><i>Housing Issues</i></p> <p>Housing aspirations are changing and there is a move to support people to remain in a homely setting rather than in hospitals/ care homes⁹.</p> <p>Increasing numbers of older people live in private housing therefore it is important to access advice/ assistance organising repairs, providing housing options advice, assistance with financial advice etc.</p> <p>People with dementia live in a range of house types therefore the design of homes can impact on how long someone can live there.</p> <p>There is a need to both explore how design for new build housing and how training for housing, health and social care workers could assist someone with dementia remain at home.</p> <p>There is no specialist housing advice locally for older households and/ or formal procedures in place with providers.</p> <p>There is a potential need for Extra Care housing locally.</p> <p>There is a need to revise the existing model of housing with care for older people locally.</p> <p>There is a need to streamline procedures for disabled adaptations (see section on physical disabilities and question 3).</p>
	<p><i>Gaps/ Proposals</i></p> <p><u>Older People's Housing Plan 2016-18</u></p> <p>A number of recommendations are included in the draft Older People's Housing Plan which once approved should be progressed, including</p> <ul style="list-style-type: none"> • Jointly develop a single housing, social care and health support/ accommodation assessment tool (<i>National Outcomes 3, 4, 9 Local</i>

⁷ Bale, G (2010), The impact of population ageing on housing in Scotland, Scottish Government, Edinburgh

⁸ Fenton, A, Markhanen, S, (2009), Older people: modelling housing need and demand and supply of potentially suitable housing, care and support services, Centre for Housing and Planning Research, University of Cambridge (unpublished)

⁹ Scottish Government (2011) National Strategy for Housing for Older People, Scottish Government, Edinburgh

	<p><i>Outcomes - 3, 4)</i></p> <ul style="list-style-type: none"> • Review existing bedsit accommodation and consider options for redesign (<i>National Outcomes 3, 4, 9 Local Outcomes -2,3,4</i>) • Look at core and cluster models of housing (<i>National Outcomes 3, 4, 9 Local Outcomes -3,4, 5</i>) • Develop housing option advice specifically for older people's housing (<i>(National Outcomes 3, 4, 9 Local Outcomes 1,2,4,5)</i>) • Increase awareness of services such as energy advice and handyperson/small repair scheme (<i>National Outcomes 3, 4, 9 Local Outcomes 1, 2, 3, 4, 5</i>). <p><u>Extra Care Housing</u></p> <p>It is suggested that the Integration Joint Board commission research to identify if there is a need for Extra Care housing. If so it will be necessary to quantify the number of properties and the cost of Extra Care housing which will be required. Any additional funding would have to be agreed. (<i>National Outcomes 2, 3, 4, 9 Local Outcomes 4, 5</i>).</p> <p><u>Specialist Advice Services</u></p> <p>It is suggested the Integration Board commission work to do the following:</p> <ul style="list-style-type: none"> • Scope what specialist advice services are available (<i>National Outcomes 1, 2, 3, 4,5,6, 8,9 Local Outcomes 2, 4,5</i>); • Identify if they are fit for purpose (<i>National Outcomes 1, 2, 3, 4,5,6, 8,9 Local Outcomes 2, 4,5</i>); • Train staff across Health, Social Work Adult Services and Housing in making referrals to specialist advice agencies (<i>National Outcomes 8,9 Local Outcomes 1, 4,5</i>); • Formalise referral procedures (<i>National Outcomes 3, 6, 8,9 Local Outcomes 1, 4,5</i>); • Report outcomes on referrals made (<i>National Outcomes 3, 6, 8,9 Local Outcomes 1, 4,5</i>) • <i>Exploring how housing design (particularly for new build) could assist someone with dementia remain in the community for longer (National Outcomes 1,2, 3, 6, 8,9 Local Outcomes 2, 3,4,5);</i> • <i>Exploring how training for housing, health and social care workers could assist someone with dementia remain at home for longer (National Outcomes 3, 6, 8,9 Local Outcomes 2, 3, 4,5).</i> <p><u>Adapting for Change</u></p> <p>It is proposed that the disabled adaptations Adapting for Change project is progressed (see section below on physical disabilities). This is being carried out in conjunction with the Joint Improvement Team (<i>National Outcomes 1,2,3,4,5,7,9 Local Outcomes 3, 4, 5</i>).</p>
<p><i>Physically Disabled people</i></p>	<p><u>Summary of evidence</u></p> <p>Disabled people are significantly over-represented in the social rented sector (56%). They are also more likely to be pensioners (54%). In Falkirk this is slightly below the Scottish figures at around 45% of disabled people who are social sector tenants and 45% are pensioners.</p>

	<p>Within the Council area it is estimated that 2% of properties require adaptations (SHCS 2013).</p> <p>There are around 300 people with medical priority who may require rehousing (Falkirk Council 2015 Integration Housing Management System).</p> <p>Research¹⁰ undertaken for Horizon Scotland and Chartered Institute of Housing (CIH) estimated a total number of 119,800 wheelchair users in Scotland, of whom 17,000 had unmet housing needs. According to the national 2009 Scottish House Condition Survey 3% of households in Scotland reside in the Falkirk area. It can therefore be reasonable to estimate that 3% of the 17,000 wheelchair users with an unmet housing need in Scotland can be found in Falkirk. This gives a total of 510 all tenure units needed locally. This figure compared to the local figure is more robust as it covers all tenures.</p> <p>Based on above research and analysis it is estimated that there is an all tenure need for 510 wheelchair units¹¹.</p> <p>All ground floor new build Council properties in new build have been fully adapted and allocated to those requiring the adaptation.</p>
	<p><i>Housing issues</i></p>
	<p>Issues for people with disabilities accessing suitable housing in the social rented sector include:</p> <ul style="list-style-type: none"> • Identifying suitable housing in the areas they want to live; • Property design may not meet specific needs of individual, particularly wheelchair users; • There is no Common Housing Register locally and applicants have to apply directly to all Registered Social Landlords (RSLs) with stock if they require such housing. <p>There is no specialist housing advice locally for households with physical disabilities.</p> <p>There is a need to streamline procedures for disabled adaptations with partners on the Adapting for Change project (see question 3).</p>
	<p><i>Gaps/ Proposals</i></p>
	<p><i>Specialist Advice Services</i></p> <p>It is suggested that the Integration Joint Board commission work to do the following:</p> <ul style="list-style-type: none"> • Scope what specialist advice services are available (<i>National Outcomes 1,2,3,4,5,6,8,9 Local Outcomes 2, 4,5</i>); • Identify if they are fit for purpose (<i>National Outcomes 1,2,3,4,5,6,8,9 Local</i>

¹⁰ Watson L et al (2012) Mind the Step: an estimate of housing need among wheelchair users in Scotland (Horizon Housing and CIH Scotland) p31

¹¹ Watson L et al (2012) Mind the Step: an estimate of housing need among wheelchair users in Scotland (Horizon Housing and CIH Scotland) p31

	<p><i>Outcomes 2, 4,5);</i></p> <ul style="list-style-type: none"> • Train staff across Health, Social Work Adult Services and Housing in making referrals to specialist advice agencies (<i>National Outcomes 8,9 Local Outcomes 1, 4,5);</i> • Formalise referral procedures (<i>National Outcomes 3,6,8,9 Local Outcomes 1, 4,5);</i> • Report outcomes on referrals made (<i>National Outcomes 3,6,8,9 Local Outcomes 1, 4,5);</i> <p><i>Housing supply targets</i> The need for additional accessible and wheelchair housing will be highlighted in the new Housing Need and Demand Assessment and inform housing supply targets set in the new Local Housing Strategy (<i>National Outcomes 1,2, 4,5, 7, 9 Local Outcomes 2,3,5).</i></p> <p><i>Disabled adaptations</i> To progress Adapting for Change with the project Steering Group (see question 3).</p>
<i>Homeless</i>	<p><i>Summary of evidence</i></p> <p>Recent trends show homeless presentations and households in temporary accommodation have fallen over the period 2010-15 (Scottish Government Homelessness statistics).</p> <p>A contributing factor to the overall decline is “housing options” initiatives. Also locally another reason for the decline is prevention work by Falkirk Council i.e. support services and money advice.</p> <p>Over the period 2009/10-2014/15, the highest % group assessed as homeless are single people (63%) this is below the national average (67%). The next largest group being single parents (26%) which is above the national average (21%) (Scottish Government Homelessness statistics).</p> <p>Over the period 2009/10 to 2015/15, the main age group presenting as homeless are the 26-59 age group (circa 58%) followed by the 18-25 age groups (circa 30%). Applicants aged 16-17 (circa 7%) and 60 plus (circa 2%) have consistently been the two age groups with the lowest representation.</p> <p>Many homeless people have complex housing needs and require an individually assessed package of housing support to help them sustain their tenancies. There is a pilot scheme for the Castings hostel and for single males over 25. The assessment period is initially for 56 days but will move someone on quickly to temporary accommodation if they display signs of being able to sustain a tenancy prior to that.</p> <p>Supported accommodation is provided by Y-People and Garry Place (young people), Inchyra (mental health), and Loretto block at Kingseat Ave. These all take in both males and females. Accommodation with support is provided at Kingseat Avenue which also accepts families.</p> <p>Housing support is provided and other referrals are made if other services are</p>

	<p>appropriate. Support assessments are carried out at point of homeless presentation if a support need is identified.</p> <p>Applicants are offered a support assessment which is now a legal requirement. Falkirk Council Housing Services Access to Housing team provides generic housing supported accommodation therefore any specific need out this remit is a Social Work function, for example people with learning disability.</p> <p>In addition Falkirk Council provides supported accommodation for adult males at the Castings Project and Reach Out support within temporary and permanent accommodation.</p>
	<i>Housing Issues</i>
	<p>There continues to be a shortfall of affordable housing (see below). This relates to increasing household numbers, the downturn in the market, difficulties accessing mortgage finance and low wage increases/ zero hours contracts. This all puts pressure on affordable housing options.</p> <p>In relation to temporary and supported accommodation, there is a pilot scheme currently on-going.</p> <p>There is also a review of all temporary accommodation (see sections on learning disability and mental health).</p>
	<i>Gaps/ Proposals</i>
	<p>Work is on-going to produce the new Housing Need and Demand Assessment. Based on work to date, it is estimated that there will be a shortfall of around 200 affordable housing units. This work will inform housing supply targets which will be set in the new Local Housing Strategy and actions in the LHS to increase the supply of affordable housing (Local Outcomes 5).</p> <p>The temporary and supported accommodation review outcomes will inform future delivery and priorities set in the new Local Housing Strategy (Local Outcomes 5) .</p>
<i>Other relevant groups</i>	<i>Summary of evidence</i>
<i>Learning disabilities</i>	<p>There has been an increase of 21% in the people with learning disabilities known to the local authority over 2011-14. Around 20% of those are aged over 60¹². The majority are aged between 31 and 59 (43%).</p> <p>The majority of people with a learning disability receiving services locally live in mainstream accommodation (58%)¹³ and research suggests that the majority wish to remain in mainstream housing¹⁴.</p>

¹² Falkirk Council (2015) Performance and Information Strategic Support Unit Children's Services

¹³ Social Care Survey (2014)

¹⁴ Scottish Government (2013) The Key to Life: Improving Quality of Life for people with Learning Disabilities

	<p><i>Housing Issues</i></p> <p>It is important that people with LD can access:</p> <ul style="list-style-type: none"> *housing options advice; *housing adaptations * accessible or mainstream housing as required *housing support and care services <p>Inchyra Place is used as accommodation for people with mental health and complex needs (this can include learning difficulties) whilst being assessed as homeless. As part of this, consideration is given to identifying support needs and appropriate accommodation. The latter can be either mainstream accommodation or specialist accommodation. Specialist accommodation is accessed through Social Work Adult Services following a Community Care Assessment.</p> <p><i>Gaps/ Proposals</i></p> <p><u>Specialist Advice Services</u></p> <p>It is suggested that the Integration Joint Board commission work to do the following:</p> <ul style="list-style-type: none"> • Scope what specialist advice services are available (<i>National Outcomes 1, 2, 3, 4,5,6, 7, 8,9 Local Outcomes 2, 4,5</i>); • Identify if they are fit for purpose (<i>National Outcomes 1,2,3,4,5,6,8,9 Local Outcomes 2, 4,5</i>); • Train staff across Health, Social Work Adult Services and Housing in making referrals to specialist advice agencies (<i>National Outcomes 8,9 Local Outcomes 1, 4,5</i>); • Formalise referral procedures (<i>National Outcomes 3,6,8,9 Local Outcomes 1, 4,5</i>); • Report outcomes on referrals made (<i>National Outcomes 3,6,8,9 Local Outcomes 1, 4,5</i>);
<i>Mental health issues</i>	<p><i>Summary of evidence</i></p> <p>The majority of people with mental health issues locally who are receiving services live in mainstream accommodation (68% - Social Care Survey 2014).</p> <p>Around 10% of households applying as homeless cite mental health issues which is below the national average of 16% (Scottish Government annual homeless statistics 2010/11-2014/15).</p> <p><i>Housing Issues</i></p> <p>Inchyra Place is used as accommodation for people with mental health and complex needs (this can include LD) whilst being assessed as homeless. As part of this, consideration is given to identifying support needs and appropriate accommodation. The latter can be either mainstream accommodation or specialist accommodation. The latter is accessed through Social Work Adult Services following a Community Care Assessment. Scottish Government national research found least stress amongst home owners and most amongst renters¹⁵.</p>

¹⁵ Scottish Government (2010) A review of literature on the relationship between housing and health

	The above research also highlights a link between house conditions and poor mental health.
	<i>Gaps/ Proposals</i>
	<p><u>Specialist Advice Services</u></p> <p>It is suggested that the Integration Joint Board commission work to do the following:</p> <ul style="list-style-type: none"> • Scope what specialist advice services are available (<i>National Outcomes 1,2,3,4,5,6,8,9 Local Outcomes 2, 4,5</i>); • Identify if they are fit for purpose (<i>National Outcomes 1,2,3,4,5,6,8,9 Local Outcomes 2, 4,5</i>); • Train staff across Health, Social Work Adult Services and Housing in making referrals to specialist advice agencies (<i>National Outcomes 8,9 Local Outcomes 1, 4,5</i>); • Formalise referral procedures (<i>National Outcomes 3,6,8,9 Local Outcomes 1, 4,5</i>); • Report outcomes on referrals made (<i>National Outcomes 3,6,8,9 Local Outcomes 1, 4,5</i>);
<i>Offenders</i>	<i>Summary of evidence</i>
	Falkirk has marginally more homeless applicants citing prison discharge compared to the national average (Falkirk Council Annual report 2011/12-2014/15).
	<i>Housing Issues</i>
	Information from Falkirk Council Outreach Assessments indicates the importance of housing options advice and housing benefits advice. Outreach is also important in relation to identifying accommodation for an offender prior to release from prison. This enables GP and associated services such as pharmacy to be identified so offenders can access quickly necessary medication on release. It also enables advance claims to be made to the Department of Work and Pensions. Such outreach work is beneficial to prevent reoffending on release from prison.
	Protocols have been agreed between Falkirk Council and RSLs in relation to information sharing on high risk offenders. These are currently being implemented.
	<p><i>Gaps/ Proposals</i></p> <p>The above outreach work is important to assist with reducing reoffending rates. Joint working with housing, health and social care is essential (<i>Local Outcome 3, 4, 5</i>).</p>
<i>Alcohol and Drug dependency</i>	<i>Summary of evidence</i>
	<p>The latest prevalence data shows that 1.6% of the population within the 16 – 65 age groups have problematic drug use and that 5.1% of the population perceive drug misuse being problematic in their neighbourhood and 9% see alcohol as being problematic (Falkirk Community Planning Partnership 2015) Falkirk Alcohol & Drug Partnership Delivery Plan 2015-18).</p> <p>Anecdotal evidence from the Falkirk Council Access to Housing team highlights that a</p>

	<p>number of single people, particularly single males who present as homeless have multiple needs including mental health and/ or alcohol/ substance misuse.</p> <p><i>Housing issues</i></p> <p>Many homeless people have complex housing needs and require an individually assessed package of housing support to help them sustain their tenancies. There is a pilot scheme for the Castings hostel and for single males over 25.</p> <p>There are links in place to Social Work Adult Services and the NHS to ensure homeless people with drug and alcohol issues can be referred to other appropriate services as required.</p> <p><i>Gaps/Proposals</i></p> <p>It is important to continue having signposting arrangements in place as and when a need is identified for the appropriate referrals to be made.</p> <p>Training to be delivered to Falkirk Council Housing staff by August 2015 with a follow up evaluation by November 2015. (Falkirk Community Planning Partnership 2015) Falkirk Alcohol & Drug Partnership Delivery Plan 2015-18) (<i>National Outcomes 1,5,8,9 Local Outcome 3, 4, 5</i>).</p>
3. Set out the shared outcomes and service priorities linking the Strategic Commissioning Plan and Local Housing Strategy.(Note 3)	
<p>Outcomes and service priorities identified in Strategic Commissioning Plan¹⁶ and Local Housing Strategy</p>	<ul style="list-style-type: none"> i. We will agree, both a model of specialist housing and adaptations procedures (for older people, those with physical and learning disabilities also those with mental health issues) which will enable them to live in homely settings in supportive environments (where possible) in order to avoid unnecessary admissions to care homes or hospitals (National outcomeⁱ 2, <i>Local Outcomes 1, 3,4,5</i>); ii. Information is clear, concise, Integration and delivered on the “first stop” principle which allows the above groups to maintain control and make informed choices (National outcomes 1,2,3,4,6,9, <i>Local Outcomes 1,2,4,5</i>) ; iii. Communities are able to contribute to the design of preventative and anticipatory supports to help the above groups stay well and independent (National outcomes 1, 2, 6,9, <i>Local Outcomes 1,2,3,4,5</i>) ; iv. Older people, those with physical and learning disabilities also those with mental health issues are aware of housing options and equipment and adaptations are provided promptly following assessment of need (National outcomes 1,2,3,4,5,9 <i>Local Outcomes 1, 2,3, 4, 5, 9</i>); v. Hospital discharge processes will encourage the above groups to return to their own homes and there will be no discharge directly to a long term care home placement (National outcome 1, 2, 3, 4, 7, 9, <i>Local Outcomes 3, 4, 5</i>).
<p>How the housing sector is going to contribute to the</p>	<p><u>Older People’s Housing Plan</u></p> <p>An Older Peoples’ Housing Plan is a priority in the Corporate and Housing Service Plan by the end of 2015. A draft plan has been widely consulted on and includes options for revising</p>

¹⁶ The outcomes relate to the first housing contribution statement have been amended to include other care groups and not just older people

<p>meeting outcomes/ service priorities in the SCP (which should reflect the contribution to the nine national health and well-being outcomes) (Note 3)</p>	<p>Council housing with care and will go to Council Executive by the end of 2015.</p> <p><u>Disabled Adaptations</u></p> <p>This will be progressed via the Adapting for Change Steering Group. The national independent adaptations working group reported in December 2012 to Scottish Government recommending fundamental changes to the existing tenure based systems. The Scottish Government is committed to take forward the Group's recommendations for a more personalised and tenure neutral approach.</p> <p>The national working group recommended piloting its suggested approach to test the viability of the proposals. This work is now underway in five demonstration sites one of which is the Falkirk Adapting for Change Project.</p> <p>Locally this had its origins in the Change Fund project for mainstreaming adaptations. The Change Fund bid was written and led in its early stages by Housing. This is because the demand for disabled adaptations was highlighted in Local Housing Strategy 2011-16 consultations¹⁷. The local Steering Group for the Adapting for Change Project has involvement from the national Joint Improvement Team, Falkirk Council Housing Services, Social Work Adult Services, NHS Forth Valley and RSLs. To date the following have been achieved – the pathways to adaptations have been mapped, definitions for adaptations have been agreed by practitioners across the statutory agencies (minor, moderate, major and major complex), a specification tool has been developed to streamline the assessment process for adaptations and it has been agreed to set up a complex cases panel to make decisions on major complex adaptations. Proposals have been developed to realign Occupational Therapists (OTs) within Social Work Adult Services and the NHS also to train a range of staff across health, Social Work and NHS to carry out assessments for minor adaptations so OTs can concentrate on more complex cases.</p> <p>The Adapting for Change project has plans to streamline assessment for adaptations through the specifications tool. It is also necessary to do the following:</p> <ul style="list-style-type: none"> • It is necessary to ensure procedures are in place to identify at an early stage if housing adaptations are not appropriate • It is necessary that procedures are put in place to make the necessary referrals for housing advice if adaptations are not appropriate • The Adapting for Change project needs to develop procedures for referring people for housing advice and to the Link Help to Adapt project • The Adapting for Change Steering Group needs to develop performance indicators to establish if adaptations have been streamlined. <p><u>Housing Options Directory</u></p> <p>A housing options directory has been consulted on and will be circulated as part of the Older Peoples' Housing Plan.</p> <p><u>Moving Assistance</u></p> <p>A Change fund project – Moving Assistance is being led by housing and taken forward by voluntary group/social enterprise Outside the Box and Making It Happen. The latter is a social campaigning group for people over 50 in Falkirk. This project is being progressed in consultation with older people who discussed what can assist people to move if their</p>
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¹⁷ Falkirk Council (2012) Local Housing Strategy 2011-16 Appendix 5 Consultation

	current home is unsuitable. They devised and tested guides to give advice and information also made links to local groups.
4. Provide an overview of the housing- related challenges going forward and improvements required. (Note 4)	
<u>Challenges</u>	<p>There are several <i>challenges</i> identified in the housing system;</p> <ol style="list-style-type: none"> 1. Most people live in the private sector and wish to remain so including a number who live in properties which are in disrepair; 2. There is low demand for the current model of Housing with Care to such an extent that RSLs are moving away from providing specialist housing with support for older people; 3. There is no specialist advice for older people or those with disabilities or referral procedures in place to specialist advice groups; 4. There is no Extra Care housing options provided locally which are suitable for older people with particular needs.
<u>Improvements required</u>	<p><u>Specialist Advice Services</u></p> <p>There is a need for the Integration Board to commission work to do the following:</p> <ul style="list-style-type: none"> • Scope what specialist advice services are available (<i>National Outcomes 1,2,3,4,5,6,8,9 Local Outcomes 2, 4,5</i>); • Identify if they are fit for purpose (<i>National Outcomes 1,2,3,4,5,6,8,9 Local Outcomes 2, 4,5</i>); • Train staff across Health, Social Work Adult Services and Housing in making referrals to specialist advice agencies (<i>National Outcomes 8,9 Local Outcomes 1, 4,5</i>); • Formalise referral procedures (<i>National Outcomes 3,6,8,9 Local Outcomes 1, 4,5</i>); • Report outcomes on referrals made (<i>National Outcomes 3,6,8,9 Local Outcomes 1, 4,5</i>); <p><u>Extra Care housing</u></p> <p>Joint working with the NHS, Social Work Adult Services, Housing services and RSLs to identify if Extra Care housing could help older people remain in the community rather than be admitted to hospital or care homes</p> <p>If Extra Care housing is required, to explore resources streams with the NHS, Social Work Adult Services and Scottish Government. The latter through the Strategic Housing Investment Plan (<i>National Outcomes 2, 3, 4, 9 Local Outcomes 4, 5</i>).</p> <p>Review the current housing with care provision. (<i>National Outcomes 2, 3, 4, 9 Local Outcomes 4, 5</i>).</p>
5. Set out the current and future resource and investment required to meet these shared outcomes and priorities. Identify where these will be funded from the Integration Authority's Integration budget and where they will be funded by other (housing) resources. (Note 5)	
	<p>Disabled Adaptations</p> <ol style="list-style-type: none"> i) Council disabled adaptations ii) Private sector adaptations iii) Garden aid <p>Note RSL disabled adaptations are not included within health and social care integration</p>

6. Additional Statement by Integration Authorities. (Note 6)

Housing Services have been involved in a number of projects which assist older people to remain in their communities:

1. Project to mainstream adaptations is regarded as good practice by the Joint Improvement Team and other areas are replicating the work done in Falkirk Council area;
2. Small Repair Handy Persons Scheme – options are currently being explored by the housing service to continue this project but ensure it is more cost effective;
3. Older Peoples' Housing Plan – wide spread consultation has taken place to identify what older people locally require particularly in relation to Council housing with care and what advice options would assist them to remain in their own communities;
4. Moving Assistance – intense consultation has taken place with older people and voluntary organisations to identify what would assist an older person to move if their home was unsuitable. Guides have been devised in conjunction with older people on information they need to know when moving home.

Potential Performance Indicators (make links to work of Adapting for Change Steering group- initial suggestions)

5. All tenure waiting times for disabled adaptations;
6. Numbers and costs of disabled adaptations by definition (minor, moderate, major, major complex);
7. Numbers, costs and decisions of major complex adaptations discussed by the Major Complex Adaptations Panel;
8. Satisfaction levels as to whether adaptations improve quality of life.

Also

9. Number of people delayed in hospital for housing reasons;
10. Number of people delayed in hospital where a housing solution has been explored;
11. Number of people delayed in hospital referred for advice on their housing options.
12. Report outcomes of referrals made to specialist advice services.

Note 1: Integration Authorities are required to set out the involvement and role of the Local Authority Housing Service, Housing Associations and other housing providers and interests in the governance arrangements for the Health & Social Care Partnership. This should be set out clearly taking into account the various levels of potential involvement in relevant structures such as the Integration Authority, Strategic Planning and Locality Planning. It could also include reference to wider consultation or partnership structures with the housing sector.

Note 2: This should briefly highlight the connection between evidence assembled through the Joint Strategic Needs Assessment and the Housing Needs and Demand Assessment (and any associated local housing evidence). It should identify the main housing-related issues for various groups that require a housing contribution to improve health and well-being. For example older people, homeless, disabled people, mental health or other relevant groups. It should also outline any gaps in the joint evidence base and proposals for addressing these.

Note 3: This section should highlight the direct link between the outcomes and service priorities identified in the Strategic Commissioning Plan and the Local Housing Strategy. It should be clear how the housing sector is going to contribute to meeting the outcomes and service priorities in the SCP

(which in turn should reflect the contribution to the nine national health and well-being outcomes). Consideration of potential changes to housing services and provision should be part of this.

Note 4: This should set out any challenges identified in the housing system and among providers in improving the housing contribution to health and well-being. Proposals for addressing these challenges should be clearly articulated.

Note 5: This should outline the impact on resources and investment required to deliver the HCS element of the SCP. Consideration should be given to both services and the bricks and mortar element of housing both currently and in the future (at least over the 3 years of the SCP). It should clearly identify key housing resource and investment areas required to implement the SCP and deliver associated shared outcomes and priorities. Examples would include activities associated with adaptations, homelessness and housing support as well as any planned new housing provision to meet particular needs.

Note 6: This section is for Integration Authorities to provide any other additional information that in their view is relevant for their Housing Contribution Statement.

ⁱ National Outcomes -Outcome 1: People are able to look after and improve their own health and wellbeing and live in good health for longer, Outcome 2: People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community, Outcome 3. People who use health and social care services have positive experiences of those services, and have their dignity respected, Outcome 4. Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services, Outcome 5. Health and social care services contribute to reducing health inequalities, Outcome 6. People who provide unpaid care are supported to look after their own health and wellbeing, including to reduce any negative impact of their caring role on their own health and well-being, Outcome 7. People using health and social care services are safe from harm, Outcome 8. People who work in health and social care services feel engaged with the work they do and are supported to continuously improve the information, support, care and treatment they provide, Outcome 9. Resources are used effectively and efficiently in the provision of health and social care services