

Agenda Item

18

Title: Housing Contribution Statement 2019-2022

Meeting: Integration Joint Board

Date: 6 December 2019

Submitted by: Head of Housing & Communities

Action: For decision

1. INTRODUCTION

- 1.1 The purpose of this report is to advise the Integration Joint Board on the Draft Housing Contribution Statement (HCS) 2019-2022. This is an appendix to both the Falkirk Health and Social Care Partnership Strategic Plan 2019-2022 and the Local Housing Strategy 2017-2022. The HCS 2019-22 is appendix 1 to this report.

2. RECOMMENDATIONS

The Integration Joint Board is asked to:

- 2.1 approve the priorities and actions for the Housing Contribution Statement (2019-2022).

3. BACKGROUND

- 3.1 The first Housing Contribution Statement (HCS) 2016-2019 was agreed by the Board on 4 December 2015. Progress reports are presented to the Board on a regular basis and the last report for the HCS 2016-2019 was presented on 1 February 2019.
- 3.2 The HCS sets out housing's role in health and social care under the Public Bodies (Scotland) Act 2014. The Act included mandatory and discretionary housing functions in relation to integration. The mandatory functions include Council and Private Sector Disabled Adaptations. Disabled Adaptations in Registered Social Landlord (RSL) properties are funded by Scottish Government directly to the landlord. Discretionary housing functions relate to housing support and homelessness.
- 3.3 The HCS is a bridge between housing's strategic planning through the Local Housing Strategy (LHS) under the Housing (Scotland) Act 2001 and Falkirk Health and Social Care Partnership's Strategic Plan.

- 3.4 The HCS is overseen by the Housing Contribution Statement Steering Group, chaired by the Head of Housing & Communities and involves senior managers from across the Partnership and Registered Social Landlords (RSLs) with specialist housing provision (Cairn, Bield, Hanover and Link Housing Associations).
- 3.5 The LHS is housing's sole statutory strategic document setting out priorities, accompanied by an assessment of need and must be kept under review. The LHS follows Scottish Government guidance. The HCS is required to follow the Housing Advice Note (2016) and covers the following areas:
- i. The role of the housing sector in governance arrangements for the integration of health and social care;
 - ii. Overview of the shared evidence base and key issues identified in relation to housing needs and the link with health and social care needs;
 - iii. Shared outcomes and service priorities linking the Strategic Plan and Local Housing Strategy;
 - iv. Overview of housing related challenges going forward and improvements required;
 - v. Current and future resource and investment required to meet these shared outcomes;
 - vi. Statement by the Integration Authority.

4. HOUSING CONTRIBUTION STATEMENT 2016-2019

- 4.1 A report to the Board in February 2019 noted progress in relation to the key outcomes from the Housing Contribution Statement 2016 – 2019. Further updates that support the delivery of the HCS include:
- Dementia awareness raising sessions have been carried out for 71 front line housing staff to raise awareness and increase understanding of the condition;
 - Falkirk Council Empty Homes Officers work with vulnerable people and have developed working arrangements with a range of internal and external agencies;
 - A New Build Design Guide for Affordable Housing has been produced for private landlords with sites which come under the Falkirk Council Affordable Housing Policy and social landlords with sites supported through the SHIP. This is available online;
 - A review of communal facilities, services and accessibility in RSL and council developments for older people identified a wide range of communal facilities. A consultation with residents was undertaken to establish ways in which they would like to access these facilities to improve their health and wellbeing and reduce social isolation;
 - Discussions with stakeholders and residents highlighted that the language we use to describe different levels of housing with care should be clearer and easier to understand;

- A “retirement living” development with 36 flats for older people with easy access to the town centre is under development by Link Housing Association;
- The Strategic Housing Investment Plan 2020/21 to 2024/25 was approved by Council Executive on 08.10.19 setting out projects to deliver 1806 new affordable properties including new build and purchasing former social rented properties;
- Through the SHIP, 1331 new build properties will be built to housing for varying needs standards. From these 38% will be suitable as older ambulant and 15% will be wheelchair accessible;
- Improvements to accommodation for young people leaving care have been developed using grant funding through the Strategic Housing Investment Plan (SHIP). The SHIP sets out Falkirk Council’s priorities for new affordable housing.

5. EVIDENCE BASE FOR THE HOUSING CONTRIBUTION STATEMENT 2019-2022

- 5.1 The evidence base for the HCS is the Housing Need and Demand Assessment (HNDA), the Strategic Needs Assessment, national data available at Council level and locally collected data. In relation to homelessness the key evidence base is the Rapid Rehousing Transition Plan (RRTP). Scottish Government identifies national datasets which must be used in the HNDA.
- 5.2 The evidence base listed above shows that as people live longer there is an increased demand on all services, including housing, health and social care services.
- 5.3 The information contained in the Strategic Needs Assessment demonstrates that social isolation has a negative impact on physical and emotional wellbeing, and can lead to an increased demand for services. The national Scottish Household Survey (2018) highlights the age group that is most susceptible to loneliness are people aged 75 and over, with 26% saying they feel lonely some or all of the time. Older people aged 65 and over are the group most likely to live on their own (39%).
- 5.4 The HNDA highlights the shortage of accommodation across all tenures and a need for accessible housing. The LHS identified an all tenure Housing Supply Target of 491 homes each year (368 private and 123 affordable).
- 5.5 HNDA identified through the Scottish House Condition Survey that Disabled Adaptations were required by 2% of households in Falkirk. This data has been updated and highlights that 5% of households in Falkirk require Disabled Adaptations.
- 5.6 The number of people receiving the garden aid service at the start of 2016/17 was 5852, and those receiving at the start of 2019/20 were 3846. The budget has remained the same.

- 5.7 Fairer Falkirk 2019-24¹ shows that poverty has a detrimental impact on mental and physical health, aspiration and achievement. The Fairer Falkirk Strategy sets out actions that will be taken to mitigate the effects of poverty.
- 5.8 The SHCS highlights that 7% of all dwellings have extensive disrepair across tenures. Social rented landlords are required by Scottish Government to ensure their housing meets the Scottish Housing Quality Standard and Energy Efficiency Standard. There are no such measures in place for owner occupied properties.
- 5.9 680 households were assessed as homeless in 2018/2019 and provided with permanent accommodation. There are estimated to be around 50 people with complex and multiple issues in a cycle of homelessness. Falkirk Council and the HSCP are currently looking at options to develop and launch a Housing First Project which will ensure that intensive support is provided to these vulnerable individuals to break their cycle of homelessness.
- 5.10 There are currently Falkirk citizens accommodated and cared for outwith the Falkirk Council area for which there is not an accommodation and care option locally, or where an individual has chosen to move out of area for some other reason. This includes clients from the following groups; learning disabilities, mental health difficulties, physical disabilities also drugs and alcohol misuse. An officer has been appointed by the Partnership to review out of area placements. It is assumed when reviews are carried out an accommodation and care option within the area may be a solution for some service users currently housed outwith Falkirk. Work in this area is on-going. Members will be aware of the Chief Officer's report (6/9/19) highlighting that the future requirement for community bed based care will be scoped out as part of the work with the Institute of Public Care and will include review of community hospitals and development of intermediate care facility.
- 5.11 There has been an increase in the number of applicants applying for Housing with Care from 109 applicants in 2015 to 159 applicants in 2019, equating to an almost 50% increase over 4 years.
- 5.12 The HNDA highlighted a potential need for Housing with Care or Extra Care Housing. This is defined as housing for older people with a staff presence on site from early morning to evening. The HSCP Mobile Emergency Care Service (MECS) provide overnight cover.
- 5.13 Consideration has been given to the salary of key workers in relation to house prices and private rents (section 3.23 of the HCS). This highlights that lower graded health and social care workers are a group of key workers who may find it difficult to secure accommodation in the market without assistance. This will be taken into account in the review of the Affordable Housing Policy.

¹ Falkirk Council and Community Planning partnership (2019) Fairer Falkirk 2019-24 Strategy

6. HOUSING CONTRIBUTION STATEMENT 2019-2022

6.1 Taking account of the key issues the following priorities are set for the HCS 2029-2022. The HCS priorities are summarised below.

- Make best use of technology to help people to stay in their communities as long as possible;
- Recognise the importance of well being and social connection;
- Make the most of the built environment to meet housing and care needs;
- Improve access to housing for all;
- Provide housing options for homeless people.

7. CONCLUSIONS

7.1 In conclusion, the increasing ageing population has an impact on the ongoing need for Disabled Adaptations and specific housing types such as older/ ambulant and wheelchair accessible accommodation.

7.2 Older people are identified as the group most likely to live alone and experience loneliness and social isolation. Working together with residents to identify ways to reduce this can improve their health and wellbeing and delay the need for formal health and social care services.

7.3 It is recognised that there are vulnerable local people accommodated outwith the Falkirk area and this is under review.

7.4 It is recognised that there is a need to explore higher need care and accommodation options such as intermediate care and housing with care.

7.5 Resource Implications

There may be an increased demand for housing with care and disabled adaptations.

7.6 Impact on IJB Outcomes and Priorities

The Housing Contribution Statement provides an essential link with the HSCP Strategic Plan and the Local Housing Strategy. It supports the delivery of the Strategic Plan vision, outcomes and priorities.

7.7 Legal

There are no legal or risk implications arising from this report.

7.8 **Consultation**

A survey was sent to tenants in Council and RSL older peoples' housing developments (Link, Cairn, Bield and Hanover Housing Associations). This included the High Rise Flats. Tenants expressed interest in a broad range of social activities such as physical exercise, day trips and craft activities. Falkirk Council Housing Services and RSLs will now feedback the results to their tenants and discuss with them how they would like to proceed.

7.9 **Equalities**

A full Equalities & Poverty Impact Assessment (EPIA) was carried out for the LHS 2017-2022 and no significant issues were identified from this.

Approved for submission by: Patricia Cassidy, Chief Officer

Author: Natalie Moore-Young, Strategy & Performance

Date: 29th October 2019

List of Background Papers

Housing Contribution Statement 2019-2022

1. Introduction

The Falkirk Health and Social Care Partnership was set up under the Public Bodies (Joint Working) Act 2014 and overseen by the Integration Joint Board (IJB).

The Strategic Plan 2019-2022 outlines how adult health and social care services will be delivered and sets out improvements to be made¹. The Strategic Plan requires an accompanying Housing Contribution Statement (HCS). The HCS provides an overarching strategic statement on how the housing sector will support the work of the IJB to achieve national and local outcomes for health and social care. The HCS is a “bridge” between the Local Housing Strategy² (LHS) and the Strategic Plan.

Scottish Government guidance³ on housing contribution statements indicates that there are 6 themes which must be covered which are:

- i. The role of the housing sector in governance arrangements for the integration of health and social care
- ii. Overview of shared evidence base and key issues identified in relation to housing needs and the link with health and social care needs
- iii. Shared outcomes and service priorities linking the Strategic Plan and Local Housing Strategy
- iv. Overview of housing related challenges going forward and improvements required
- v. Current and future resource and investment required to meet these shared outcomes
- vi. Statement by Integration Authorities

The following map sets out the three localities for Falkirk Health and Social Care Partnership (FHSCP). However it is important to highlight that these localities differ from Falkirk Community Planning Partnership (CPP).

Falkirk Council housing service operates at three localities which generally replicate CPP however there are some anomalies. Appendix 2 includes geographies for all localities. As the HCS is an appendix to the Strategic Plan, we have used FHSCP areas however in some instances this has not been possible and this has been indicated.

1.1 Achievements since the last Housing Contribution Statement

The following achievements have been made since the last Housing Contribution Statement:

- Improvements to accommodation for young people leaving care have been developed using grant funding through the Strategic Housing Investment Plan (SHIP). The SHIP sets out Falkirk Council’s priorities for new affordable housing;
- Dementia awareness raising sessions have been carried out for 71 front line housing staff to raise awareness and increase understanding of the condition;
- Falkirk Council Empty Homes Officers work with people with vulnerabilities and mental health concerns and have developed working arrangements with a range of internal and external agencies;
- A New Build Design Guide for Affordable Housing has been produced for private landlords with sites which come under the Falkirk Council Affordable Housing Policy and social landlords with sites supported through the SHIP. This is available online;
- A review of communal facilities, services and accessibility in RSL and council developments for

¹ Falkirk Health and Social Care Partnership Strategic Plan 2019-2022

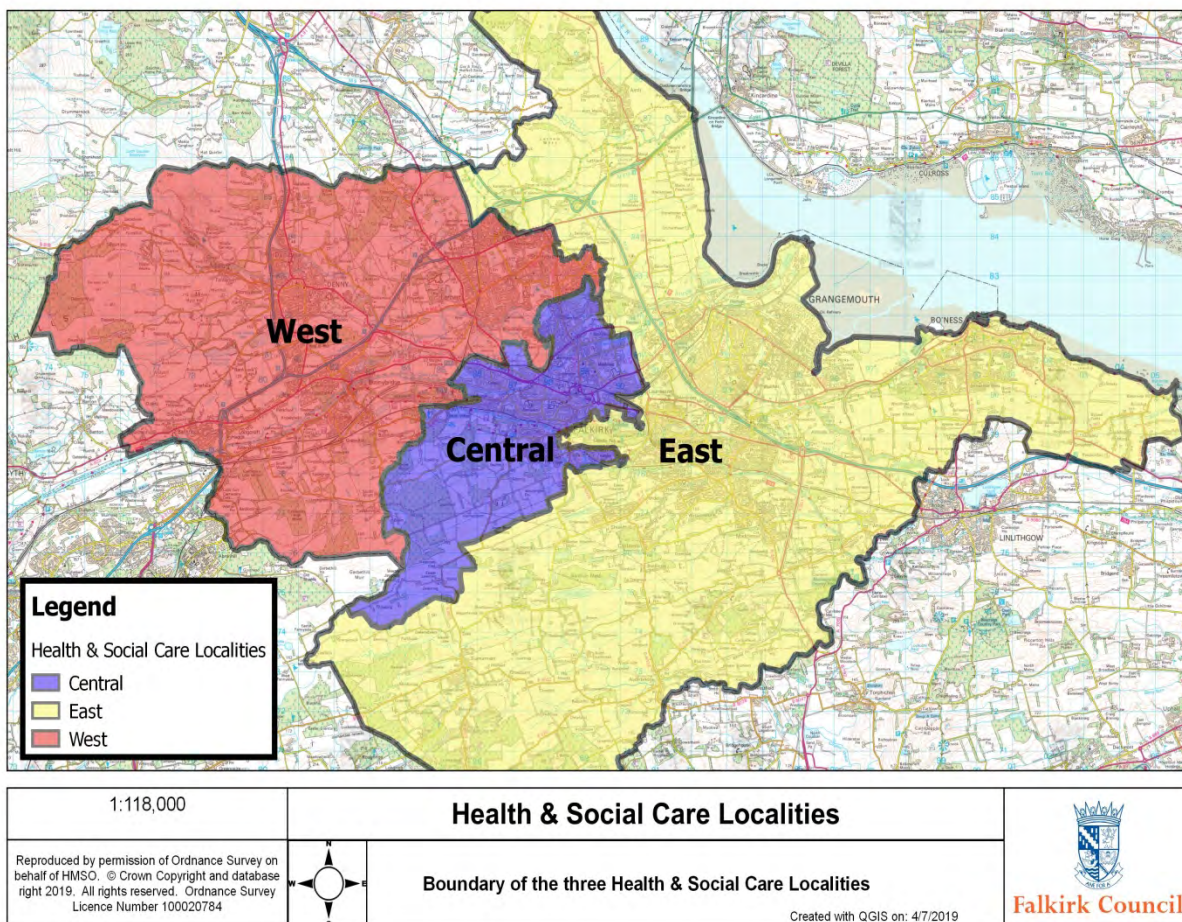
² Scottish Government (2019) Draft LHS Guidance

³ Scottish Government (2015) Housing Advice Note – Statutory guidance to Integration Authorities, Health Boards and Local Authorities on their responsibilities to involve housing services in the Integration of Health and Social Care, to support the achievement of the National Health and Wellbeing Outcomes

older people identified a wide range of communal facilities. A consultation with tenants and residents was undertaken to establish ways in which they would like to access these facilities to improve their health and wellbeing and reduce social isolation;

- Discussions with stakeholders and residents highlighted that the language we use to describe different levels of housing with care should be clearer and easier to understand;
- A “retirement living” development with 36 flats for older people with easy access to the town centre is under development by Link Housing Association;
- The Strategic Housing Investment Plan 2020/21 to 2024/25 was approved by Council Executive on 08.10.19 and outlines plans to deliver 1806 additional affordable properties.
- Hints and Tips brochures have been developed by older people for older people to give advice on housing solutions. These won the Age Concern Jess Barrow Award;
- The Adapting for Change project has been involved in developing housing solutions training with ihub⁴ using the brochures;
- The previously mentioned Adapting for Change project has been exploring how to streamline processes for disabled adaptations;
- The Adapting for Change project has carried out housing solutions training locally with front line staff working in the Falkirk Health and Social Care Partnership;
- The Adapting for Change project has been involved in developing proposals for a Disabled Adaptations service;

Map 1 Falkirk Health and Social Care Localities



⁴ Health and Social Care Improvement Scotland known as ihub

2. Governance - the role of the housing sector in governance arrangements for the integration of health and social care

The HCS guidance indicates 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 arrangement for the Health and 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.

NHS Forth Valley and Falkirk Council established the Falkirk Integration Joint Board (IJB). The IJB plans and decides how health and social care services are delivered in line with the Strategic Plan. The IJB includes Council elected members, NHS Board non-executive members, professional advisors and service user, carer, third sector and staff representation.

Health and Social Care services and functions are delegated by NHS Forth Valley and Falkirk Council to the Falkirk Health and Social Care Partnership (FHSCP). The Partnership directly provides some services (e.g. homecare, residential and day care services). Social care services are also contracted from the third and independent sectors, such as carer's support, short breaks and nursing care homes.

The Integration Joint Board and the Strategic Planning Group over see the Strategic Plan progress. Housing is represented on the Strategic Planning Group.

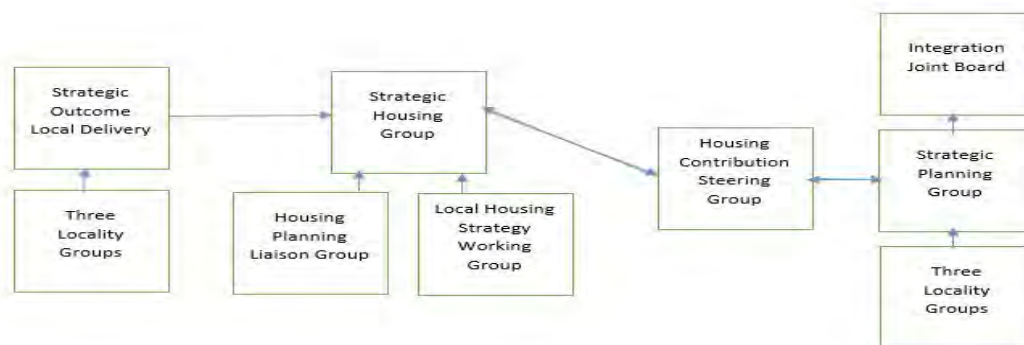
Locally, the strategic housing function is progressed through the Strategic Housing Group (SHG) which includes representatives from the local authority, Registered Social Landlords (RSLs), house builders/ developers and the voluntary sector. LHS Priorities relating to the private rented sector were developed with the Falkirk Landlord Forum.

More detailed consideration is given to LHS actions through the LHS Working Group. The Housing Planning Liaison Group considers issues around increasing the supply of housing particularly affordable housing.

The FHSCP is a strategic partner within the Falkirk Community Planning Partnership (CPP) and makes a significant contribution to the CPP's strategic outcomes and Local Delivery (SOLD) Plan. The IJB is also a Community Justice partner and the Chief Officer represents the IJB on the Falkirk Community Justice Partnership (CJPO).

The Housing Contribution Statement Steering Group (HCSSG) oversees housing's role in health and social care integration. This group includes senior managers from the FHSCP, RSLs and Falkirk Council housing services. The HCSSG is chaired by the Head of Housing. The following diagram illustrates the governance of housing strategic functions and the FHSCP.

Figure 1 Governance of Health and Social Care



3. Overview of shared evidence base and key issues identified in relation to housing needs and the link with health and social care needs

This should briefly highlight connection between evidence assembled through the Joint Strategic Needs Assessment and 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 wellbeing. 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.

3.1 What is the evidence base?

The evidence base used is the Housing Need and Demand Assessment (HNDA), the Joint Strategic Needs Assessment (JSNA), national data at a local level and locally collected data. In relation to homelessness, a key evidence base is the Rapid Rehousing Transition Plan (RRTP) which local authorities require to send to Scottish Government.

It is a statutory requirement to carry out a Local Housing Strategy accompanied by an assessment of need (Housing Need and Demand Assessment) which provides evidence to inform the number and type of new housing required across all tenures and to inform land requirements in the Local Development Plan. The HNDA informs housing supply targets set in the LHS and LDP.

The HNDA must also give consideration to the need for supported provision (care homes, sheltered housing, hostels and refugees). Additionally consideration must be given to care and support for independent living at home (telecare, homecare, small repair and handyperson and care and repair).

The HNDA must be carried out in accordance to Scottish Government Guidance and is reviewed by Scottish Government Centre for Housing Market Analysis to identify if it is robust and credible. The Falkirk HNDA was agreed as robust and credible in 2016.

The Joint Strategic Needs Assessment (JSNA) looks at the current and future health and care needs of local populations to inform and guide the planning and commissioning of health, well-being and social care services within a local authority area.

National data at a local level includes information from the Scottish Commission for Learning Disabilities, Scottish House Condition Survey, Scottish Household Survey, Care Home Census and the 10 yearly Household Census.

Information from the Scottish House Condition Survey supports the HNDA. Since the HNDA was developed

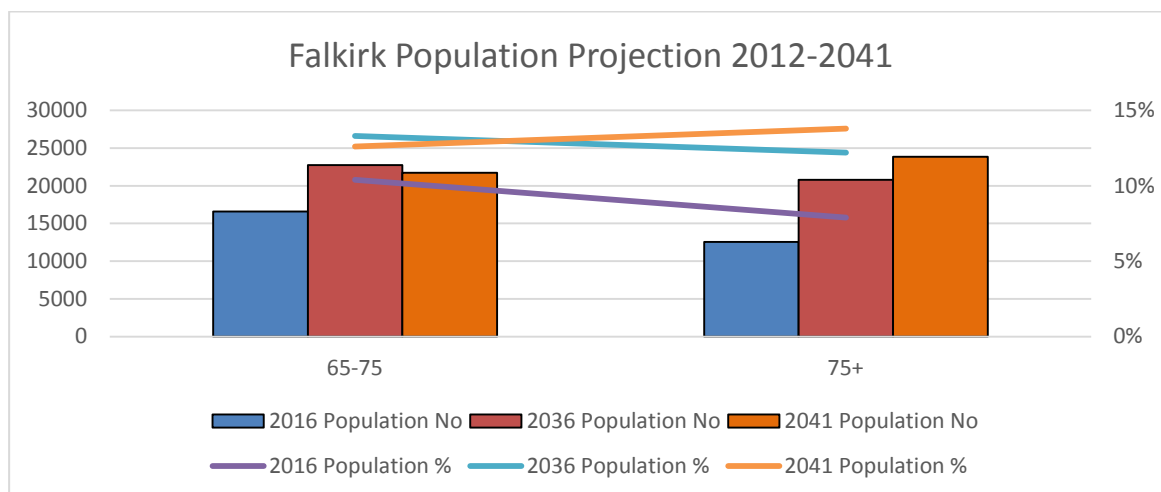
this information has been updated at local authority level and this information has been used.

Locally collected data used includes information from the housing register, information provided by RSLs at a Falkirk Council level and procurement contracts.

3.2 There is a need for more housing across all tenures

The size and age structure of the Falkirk population is projected to experience significant change between now and 2041. The overall population is projected to increase and the age distribution is also projected to experience significant changes with significant numbers of older people.

Figure 2 Population projections



Source: Falkirk Joint Strategic Needs Assessment

The increase in population is one of the contributing factors in the need for housing across all tenures. Existing need for affordable housing⁵ is calculated by considering the following:

- the number of homeless people the Council has a duty to house;
- the number of concealed/overcrowded households;
- the number of households that require support or a specialist form of housing.

Consideration of the above allowed an estimate to be made that 766 households were in existing need, of whom 312 of were homeless. It was considered that the majority of these households would be unable to meet their needs within the existing housing market and would require social or below market rented accommodation.

Future housing need is mainly driven by future household formation, by its very nature this has to be met through the provision of additional homes. The following table sets out future need for housing annually by tenure. This indicates an estimated need for an additional 591 homes each year.

Table 1: Estimate of annual additional homes required by tenure and housing sub market area

	Private		Affordable		Total
	Owner Occupation	Private Rent	Social rent	Below market value	
Total	182	109	219	81	591

Source: Falkirk Council HNDA

⁵ Scottish Planning Policy "Affordable housing is defined broadly as housing of a reasonable quality that is affordable to people on modest incomes". HNDA guidance definition is "housing made available at a cost below full market value to meet an identified need"

Although the HNDA in the previous table identified the need for an additional 219 social rented homes annually, this is an estimate and is subsequently refined in the Housing Supply Target (HST). Several factors such as housing policies, suitable sites, available finance and capacity of the construction sector are used to translate the HNDA estimate into the housing supply target. One of the key factors is finance particularly Scottish Government grant and other funding to build or buy new affordable housing. When these factors were taken into account the annual housing supply target was set out in the LHS and LDP as 123 social rented units and 368 owner occupied units annually until 2021. Consideration was also taken of the target number of empty homes to be brought back into use each year. The HST is set out in the following table.

Table 2: Housing Supply Target

Tenure	Annual Target
Owner Occupation	368
Target for Empty Homes in the private sector to brought back into use	100
Social Rent	123
Total	591

Source: Falkirk Council Local Housing Strategy 2017-2022

3.3 There are a range of older peoples accommodation options for older people but lower levels of demand for some options

The following table sets out the supply of care and accommodation options for older people.

Since the last HCS there has been the closure of Oakbank Care Home (Falkirk Council) in October 2016 (34 beds), Thornton Gardens (Bield) in March 2018 (13 beds) and Woodlands (Bield) in March 2018 (11 beds). In December 2016 a new nursing care home was opened (Glenbervie) in December 2016 (72 beds).

Housing with Care 1 and 2 is provided by Falkirk Council. There is a staff presence early morning to late evening with the service switched over to the Mobile Emergency Care Service (MECs) at night.

Table 3: Accommodation for older people in Falkirk Council area

Accommodation Type	East		West		Central		Total
	No.	%	No.	%	No.	%	
Nursing Care beds	209	28%	229	30%	315	42%	753
Residential beds	79	42%	18	10%	91	48%	188
Council Housing with Care 1&2 tenants receiving care ⁶	0	0%	35	27%	97	73%	132
RSL very/ sheltered properties	97	37%	35	13%	131	50%	263
RSL retired/amenity properties	126	47%	111	41%	32	12%	269
LHS definition -Housing with Care 3 properties	82	24%	191	56%	69	20%	342
Total	593	30%	619	32%	735	38%	1947

Source: Report to Housing Contribution Statement Steering Group – Council housing management system and RSL returns

The demand for housing with care 1 and 2 appears to have increased slightly.

Table 4: Applicants for Housing with Care 1 and 2

Applicants for Housing with Care 1 and 2	2009	2015	2019
	120	109	159

Source: Council Housing Register

⁶ The figure relates to the number of tenants receiving care at a point in time (quarter 4 2018/19) and not the number of properties

Table 5: Current location of applicants for Housing with Care 1 and 2

Applicant category	Current Locality				Total
	Central	East	West	Outwith area	
Housing with Care 1	26	8	4	2	40
Housing with care 2	47	27	39	6	119
Total	73	35	43	8	159

Source Falkirk Council Housing Register

Older peoples' developments including Council housing with care have a range of communal facilities including communal lounges, guest rooms, and so on. Communal facilities in RSL older peoples' developments are set out in appendix 3.

Falkirk Council owns 13 blocks of high rise flats which are aimed at people over 60. These are all located in close proximity to each other, particularly the 7 towers in Callendar Park. There are also 4 blocks near Kemper Avenue, and 2 in Camelon. Map 2 highlights the location of the towers and their proximity to local services such as GP surgery, hospital, pharmacies and so on. In total there are 1120 properties which are allocated to people aged 60 and over.

There are 2 blocks which have a base for housing with care workers who provide care and support to some of the tenants living there. The percentage of tenants receiving care and support at a given time is set out in table 3.

The average age of tenants in the high rise flats is 74. This is higher in the two blocks which provide housing with care 2.

Under the right to buy, 142 properties in the high rise flats have been sold. This is significant in that owners living there are responsible for paying their share of repair and maintenance costs. Also when right to buy owners sell their property there is no onus on them selling to another older person.

Table 6: Falkirk Council High rise flats

Tower	High Rise flats				Average age		
	Council	Sold	Total	% sold	Ground Floor Converted Flats	Hwc2	Tower
Belmont Tower	68	18	86	21%	71		74
Breton Court	80	5	85	6%			74
Corentin Court	76	9	85	11%			76
Eastburn Tower	67	21	88	24%			74
Glenbrae Court	85		85	0%		78	
Glenfuir Court	85		85	0%		80	74
Greenbank Court	85		85	0%			73
Leishman Tower	75	11	86	13%			74
Marshall Tower	74	14	88	16%			72
Maxwell Tower	78	10	88	11%			74
Parkfoot Court	68	17	85	20%			76
Paterson Tower	68	18	86	21%			72
Symon Tower	69	19	88	22%			73
Total	978	142	1120	13%	71	158	74

Source: Falkirk Council Housing Services

The following table highlights how the ground floors in the 7 high rise blocks in Callendar Park have been converted into adapted properties for people with mobility issues.

Table 7: Adapted flats converted from ground floor space in high rise blocks

Tower	Size		Total	Completion date
	1 bedroom 1 person	2 bedroom 2 person		
Maxwell	2	2	4	02/10/2012
Symon	1	2	3	22/10/2014
Paterson	1	1	2	30/11/2012
Marshall	2	2	4	15/08/2014
Leishman	1	1	2	15/08/2014
Eastburn	3	1	4	02/10/2012
Belmont	1	1	2	10/12/2008
Total	11	10	21	

Source: Falkirk Council housing services

The following table indicates that there are 980 Council housing applicants who have requested the high rise flats, 51% aged over 60.

In relation to all applicants 25% have a housing need, 1% are assessed as requiring housing with care 2 and 74% have no housing need.

There are 980 applicants for the high rise flats however 15% or 146 applicants are aged over 60 and have been assessed as having housing need or requiring housing with care.

Although the high rise flats are intended for people over 60, if there have no been no applicants in need over 60 bidding for the property, it can be allocated to someone with a housing need under 60.

Table 8: Falkirk Council housing applicants for the high rise flats

Variable	60+		<60		Total	
	No.	%	No.	%	No.	%
Housing Need ⁷	133	55%	109	45%	242	25%
IoRN ⁸	13	100%	0	0%	13	1%
No housing need	358	49%	367	51%	725	74%
Total	504	51%	476	49%	980	100%

Source: Falkirk Council Housing Services

Combined Heat and Power is available in Breton, Corentin, Maxwell, Marshall, Symon and Paterson. It is planned to roll this out to another 3 towers (Belmont, Eastburn and Leishman) this financial year.

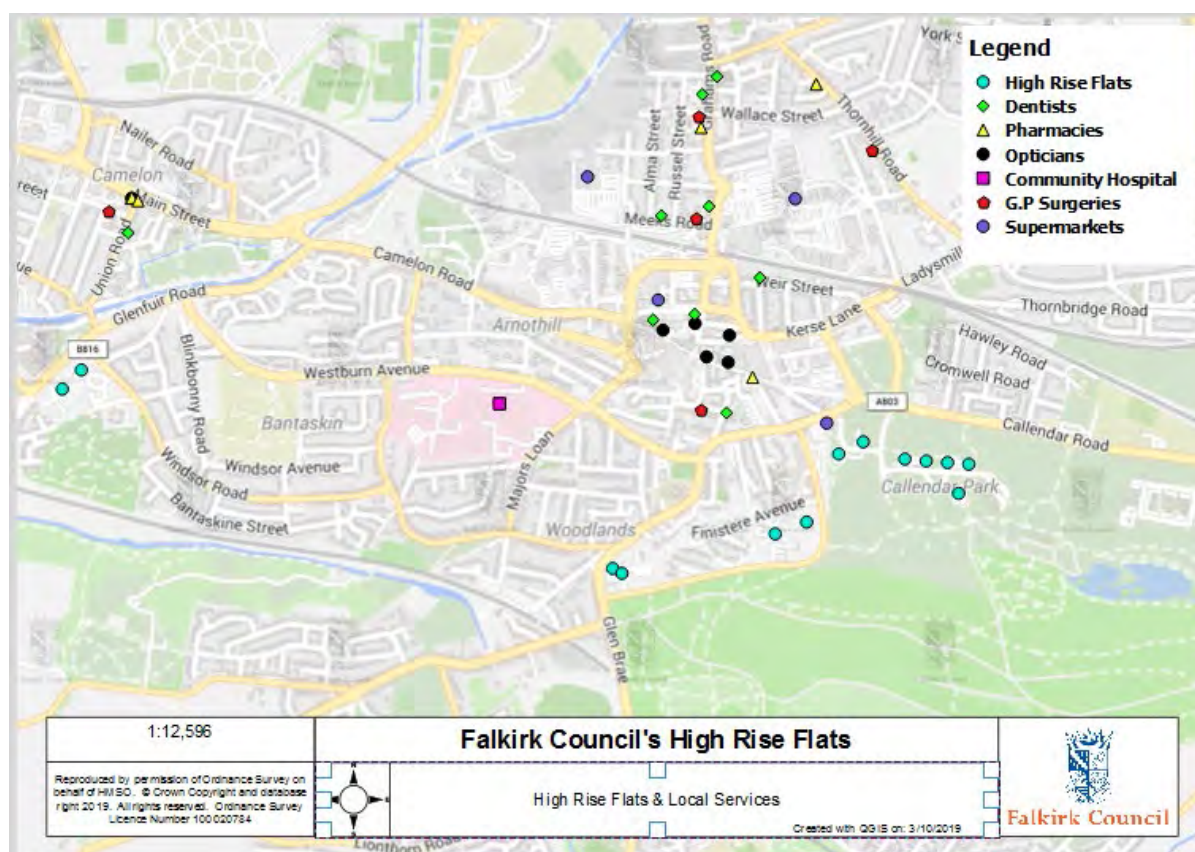
Consideration is currently being given to converting the ground floor in other High Rise blocks.

As with other older peoples' developments, the high rise blocks have a number of communal facilities such as common rooms.

⁷ Falkirk Council allocation policy - band 1, b 1 functional need assessment, b2, b 2F, b 3F

⁸ Indicator of Relative Need used for Housing with Care 2

Map 2 location of high rise blocks and proximity to local services



Source: Falkirk Council Housing Services Strategy and Performance

3.4 Dementia

Due to the complexities of recording and diagnosing Dementia cases in patients it is not possible to determine the exact number of people living with Dementia in the Falkirk area. Alzheimer Scotland estimates put the figures at approximately 2,598 (JSNA 2018).

During 2012 the Scottish Government published a list of targets that aligned with Alzheimer Scotland's five pillars of dementia post diagnostic support (DPS). The support includes maintaining community connections, peer support, future care, understanding the illness and planning for future decision making. The Scottish Government also included a target that all people newly diagnosed with dementia will have a minimum of years' worth of post-diagnostic support". The number of DPS referrals has been recorded in Falkirk.

Table 9: Dementia Post Diagnostic Support referrals Falkirk

Year	Dementia DPS Referrals
2014/15	233
2015/16	241
2016/17	268
2017/18	199

Source: Falkirk Joint Strategic Needs Assessment

However the previous table does not fully reflect demand for DPS services with people waiting an average of seven months to access the support. As of October 2018, 115 people were on the waiting list.

3.5 Home Care

Falkirk Council Home Care service is provided for people living in their own homes who require care and support. The service provides a range of housing support and care at home services across the Falkirk area. The service is provided for people with a wide range of care and support needs including older people, adults with physical disabilities, people with enduring mental health problems and people living with dementia.

Services are provided on both a short and long term basis and include.

- 24/7 Team - providing crisis care, rehabilitation support, organising the initial six weeks of care and an out of hours service. A discharge to assess service was started on 17 May 2018.
- Long Term Team - providing on-going care and support after the initial six week period. The team is split into eight geographical areas. The service is managed by home care managers with the support of senior carers and social care officers.
- Some care is contracted to independent sector agencies.

Scottish Government figures indicate that 2,390 clients are currently in receipt of care at home during 2017. The following table highlights that since 2013 that although the number of clients has reduced slightly, the total number of hours received and number of hours clients receive has increased.

Table: 10 Clients in receipt of Home Care

Variable	2013	2014	2015	2016	2017
Number of clients	2,440	2,510	2,420	2,450	2,390
Total hours*	20,910	22,420	21,700	21,990	21,750
Hours per client	8.6	8.9	9	9	9.1
Number of clients age 65 plus receiving 10+ hours	350	400	350	390	390

Source: Scottish Government Statistics

In relation to Home Care it is important to consider recruitment and retention in line with evidence on key workers and income (section 3.23).

3.6 Mobile Emergency Care Service

Falkirk Council provides the Mobile Emergency Care Service (MECS) to help someone live independently at home. This service is available for someone who:

- Is confused or has dementia;
- Has a physical disability or is frail;
- Has a sensory impairment;
- Has a predisposition to falls or other accidents at home;
- Has been in a violent or abusive relationship.

An alarm is installed in the home which connects through the telephone line. After a needs and eligibility assessment people using the service have an alarm system installed in their homes that connects to the MECS contact centre. The equipment installed meets the needs of the individual. The service aims to provide a prompt and appropriate response to emergency need.

As of October 2019, 4066 people were using this service (Falkirk Council Social Work Adult Services).

Currently, Mobile Emergency Care Service (MECS) users raise an alarm by pressing a button that sends a distress signal to the Council's Contact Centre via an analogue phone line. However, telecommunication firms will turn off these lines by 2025, converting to fully digital platforms.

Now, thanks to an ongoing, rolling software and hardware upgrade program, nearly 40% of all households

using MECS have had new equipment installed that will continue to operate once the switch to digital is complete.

The move allows for better service delivery including increased reliability and efficiency. It also provides an opportunity to potentially further develop the service offering in the future thanks to improved functionality.

The transfer from analogue to digital is a Council of the Future project currently being undertaken by Social Work Adult Services.

3.7 Mental wellbeing and social isolation

Social isolation and loneliness can have a negative impact on mental and physical health⁹. There are no direct measures to explore this however consideration has been given to the Scottish Household Survey and the census in relation to people living on their own.

The Scottish Household Survey now has a measure for loneliness and it is shown for the Falkirk area in Table 11.

Table 11: How often people have felt lonely within the last week by age (%)

	Age band						Total
	16-24	25-34	35-44	45-59	60-74	75+	
None or almost none of the time	76	75	80	79	82	74	78
Some of the time	20	20	16	16	15	21	17
Most, almost all, or all of the time	3	4	4	5	3	5	4
Don't know	1	1	1	0	1	1	1
All	100	100	100	100	100	100	100

Source: Scottish Household Survey 2018

The following figure highlights that the highest percentage of one person households in Falkirk Council area are aged over 65.

Table 12: One person households in Falkirk

	One person households	
	Number	%
<25	702	3%
25 to 34	2,403	11%
35-49	4,698	22%
50-64	5,383	25%
65+	8,602	39%
Total	21,788	100%

Source: Census 2011

Information from the Scottish Household Survey¹⁰ (2018) highlighted that older people have the highest measures in relation to “sense of belonging”. In relation to neighbourhood involvement again, this was higher for older people. This all indicates the importance of place and community for older people.

A survey was carried out with tenants living in Council and RSL developments with communal facilities and

⁹ Falkirk Joint Strategic Needs Assessment

¹⁰ Scottish Government (2018) Scotland's People Annual Report A National Statistics publication for Scotland- Scottish Household Survey

the 13 blocks of Council high rise flats with communal facilities.

There were 290 responses received from the survey. Tenants expressed interest in a broad range of activities with most interest in social activities, exercise, day trips and craft activities. We will now feedback to tenants and discuss with them how they would like to proceed.

3.8 Potential future requirement for higher level of housing with care

The potential need for Extra Care or Housing with Care for older people is set out in the Housing Need and Demand Assessment (Falkirk Council 2016). This is defined as between very sheltered housing and residential care. The increase in people assessed as requiring Council Housing with Care 1 and 2 supports this (table 4). There are also current tenants in Housing with Care with dementia.

Information from the June 2019 care census highlight 38 standard delays relating to Falkirk residents. The reason for delay is noted as: 25 awaiting discharge to care, 9 allocated with assessment ongoing, 2 awaiting discharge home with packages of care, 1 waiting for housing and 1 awaiting discharge for housing adaptations.

In the period June 2018 to June 2019 the average monthly bed days occupied by delayed discharges at the census is 1159 compared with 779 July 2017 to June 2018. This is an increasing or worsening trend of 45%, July to June 2017/18 compared with 2018/19.

The future requirement for community bed based care¹¹ will be scoped as part of the work with the Institute of Public Care and will include a review of community hospitals and development of an intermediate care facility. A site options appraisal for a bed based intermediate care is being considered.

3.9 The majority of older people live in the private sector

The following table highlights that the majority of older people live in the private sector (owner occupation and private rented sector) rather than the social sector.

Table 13: Tenure of housing by age

Tenure	Number	% of 60+	% of all households
Owner occupation	15, 351	66%	35%
Social rent	6, 834	29%	37%
Private rent	989	4%	17%

Source: Census 2011

3.10 There are a significant number of people who have mobility issues and or their home restricts their movement

The following table highlights that there are 4, 000 households (38%) with a long term illness or disability however this is not significantly different from the national average.

In relation to restriction of movement 5, 000 of dwellings (7%) restrict the movement of one or more occupant(s).

¹¹ Falkirk Health and Social Care Partnership (2019) Chief Officer Report 6/9/19

Table 14: Sickness/ disability, restriction of movement

Variable	Falkirk	Households	Scotland	All significance	Older households
Long term sick or disability	38% of households have at least one member sick or disabled	4, 000	44%	Not significantly different from the national average	58% of older households contain more than one or more long term disabled person
Restriction of movement	7% of dwellings restrict the movements of one or more occupants	5, 000	6%	Not significantly different from the national average	15% of dwellings restrict the movements of older people
Restriction of movement Owner occupation	5% of owner occupied dwellings restrict the movements of one or more occupants	2, 000	-	-	-
Restriction of movement Social rented	14% of social rented dwellings restrict the movements of one or more occupants	3, 000	-	-	-

Source: Scottish House Condition Survey 2015-17

The following table below highlights the number of people on the Council waiting list with the highest priority (Band 1 Functional Need) by health and social care locality.

Table 15: Council applicants by health and social care locality with highest banding functional need

Locality	No.	%
Central	157	29%
East	229	43%
West	134	25%
No area identified	15	3%
Total	535	100%

Source: Council Housing Register

This compares with the Housing Need and Demand Assessment (2016) indicated a need for 310-510 wheelchair accessible properties across tenures. This applied national research carried out by Horizon to the local population.

3.11 There is a need for disabled adaptations

The following table highlights the need for disabled adaptations across tenures in Falkirk and compares to national average.

Table 16: Dwellings requiring adaptations 2015-17

Variable	Falkirk				
	Social rented	Owner occupied	Private rented	Total Households	% of households
Households requiring adaptations	4% of households 2,000	4% of households 2, 000	N/A	4,000	5%
	Scotland				
	3% of households	3% of households	3%	62, 000	3%

Source Scottish House Condition Survey

The HNDA used data from a previous SHCS which highlighted that 2% of households require Disabled Adaptations.

3.12 Disabled adaptations carried out

The following tables set out the number of disabled adaptations carried out in the private and council sectors. The numbers and types of adaptations in both sectors have been constant and generally refer to showering, bathing, toileting and mobility. The tables highlight that there have been between 95 to 98 adaptations undertaken in the private sector in the last two years. There have been between 831 and 837 in the Council stock.

Table 17: Private Sector Disabled Adaptations by locality

Locality	2017-18		2018-19	
	No	%	No	%
Central	25	26%	31	32%
East	41	43%	31	32%
West	29	31%	36	37%
Total	95	100%	98	100%

Source: Falkirk Council Private Sector Team

Table 18: Types of private sector disabled adaptations carried out

Type of adaptations	2017-18		2018-19	
	No	%	No	%
Curved stairlift/level access shower	1	1%	1	1%
Curved stairlift/wet floor shower	4	4%	3	3%
Curved stairlift	14	15%	12	12%
Level access shower	15	16%	9	9%
Other	10	11%	17	17%
Wet Floor Shower	47	49%	56	57%
Ramped Access	1	1%		0%
Auto/ Closomat Toilet	3	3%		0%
Total	95	100%	98	100%

Source: Falkirk Council Private Sector Team

Table 19: Council Disabled Adaptations 2017/18

Work Type	Central		East		West		Total
	No	%	No	%	No	%	
Gulley, level access & overbath shower and works	157	29%	231	42%	159	29%	547
Grab rails, hand rails, shower screen	76	33%	87	38%	66	29%	229
Stair lift, door entry, closomat, ramp	20	36%	18	33%	17	31%	55
Total	253	30%	336	40%	242	29%	831

Source: Falkirk Council Integrated Housing Management System

Table 20: Council Adaptations 2018/19

Work Type	Central		East		West		Total
	No	%	No	%	No	%	
Gulley, level access & overbath shower and works	163	30%	255	47%	124	23%	542
Grab rails, hand rails, shower screen	93	40%	92	39%	50	21%	235
Stair lift, door entry, closomat, ramp	20	33%	18	30%	22	37%	60
Total	276	33%	365	44%	196	23%	837

Source: Falkirk Council Integrated Housing Management System

3.13 There is a need to address housing in disrepair

There are four measures used in the Scottish House Condition Survey for disrepair. The broadest definition could include any form of disrepair such as a leaky tap. Critical disrepair relates to the element covering structural stability and weather tightness.

Social rented housing is required to meet or work towards definitions set by Scottish Government such as the Scottish Housing Quality Standard and the Energy Efficiency Standard in Social Housing and ESSSH2. This requires social landlords to invest considerable sums in their accommodation. There are not the same requirements for private housing.

The following table highlights that in most elements accommodation in Falkirk is worse than the Scottish average in terms of disrepair.

The majority of the population and a higher percentage of older people live in the private sector, this could include a high number of older people who have difficulty accessing and arranging repairs. We will aim to improve this by raising awareness of the Repair Service/Scheme of Assistance provided by Falkirk Council.

Table 21: Property condition

Variable	Falkirk % of all dwellings	Number of dwellings	Significant difference from national comparison	Owner occupied % dwellings	Social rented % dwellings	Private rented % dwellings
Disrepair: any	76%	54,000	Greater than Scottish average	69%	87%	n/a
Disrepair: critical elements	57%	40, 000	Greater than Scottish average	50%	65%	n/a
Disrepair: urgent	39%	28, 000	Greater than Scottish average	31%	42%	43%
Disrepair: extensive	7%	5000	Not statistically different from Scottish average	6%	7%	n/a
Fuel Poverty	22%	16, 000	Not statistically different from Scottish average	n/a	n/a	n/a
Below Tolerable Standard	3%	1000	Not statistically different from Scottish average	n/a	n/a	n/a

3.14 Empty Homes

A long term empty home is any privately owned home that has been empty for 6 months or more. Empty homes are a wasted resource that could be used to help meet housing need. They can also cause problems for residents living nearby and can have a negative impact on the wider community.

Bringing empty homes back into use can increase housing supply, improve community safety and contribute to regeneration.

Falkirk Council employs 2 officers to work on Council buy backs and empty homes. This equates to one full time equivalent working on empty homes.

The following table sets out the number of empty homes brought back into use and debt recovered.

Table 22 Empty Homes in Falkirk Council area

Year	No. brought back	Debt recovered
2013-2014	45	£20,600
2014-2015	105	£63,169
2015-2016	90	£50,200
2016-2017	62	£1,808
2017-2018	50	£34,338
2018-2019	57	£37,925
Total	409	£208,040

Source: Falkirk Council Housing Services

Properties can be empty for a number of reasons including waiting for legal issues to be resolved following a death, guardianship issues if the owner needs to go into a care home, owner having financial difficulties. The Empty Homes Officers work with a number of vulnerable people including people with a history of hoarding. Some of this work is done in connection with Housing Support via Loretto Care and Criminal Justice through paid work.

3.15 Small Repairs Handypersons Service

There is a Small Repairs Handyperson Services which is self financing and cost neutral for Falkirk Council. The service costs the person accessing it £26 per hour, along with the cost of materials. In 2018/19 193 inspections were carried out and 486 jobs (Housing Statistical Annual Return 2018/19).

The Small Repairs and Handypersons service is available for the following groups:

- People 65 and over, with no able-bodied person living with them
- Someone who is disabled, where no able bodied person is living with them.

There are two parts to this service :

1. Small repairs - the small repair part of the service is available to home owners and covers small repair (joinery, plumbing and electrical work) which takes no more than two hours to complete
2. Handyperson – the handyperson part of the service is available to homeowners, council tenants and housing association tenants. This covers health and safety related jobs which take no more than one hour to complete.

The service is only provided one day a week (Wednesday).

3.16 Garden Aid

Garden Aid is a housing function included within health and social care integration. A free garden aid service is provided for older people living in Falkirk Council area having difficulty maintaining their garden. In order to qualify there must be no able bodied person over 16 living in the property. Since 2016, new applicants applying for garden aid must be in receipt of Community Care Support, provided by Social Work.

The following table highlights that the budget for Garden Aid has been constant for the past 2 years.

Table 23: Budget and spend for Garden Aid

Year	Budget	Spend
2018/19	£489, 000	£452, 547
2019/20	£489, 000	tbc

Source: Falkirk Council Corporate and Housing

The following table highlights that the numbers receiving garden aid have reduced.

Table 24: Number of recipients for Garden Aid

Variable	2016/17	2017/18	2018/19	2019/20
Number of active recipients – start of season	5852	4574	4144	3846
Number of new recipients	115	73	115	31
Number of recipient removed	1393	503	413	182
Number of active recipients – end of season	4574	4144	3846	3695

Source: Falkirk Council Corporate and Housing

There has been a 34% fall in active applicants from 2016/17 to 2019/20 receiving free garden aid at the start of the season however the budget has remained the same.

3.17 There is an ongoing need for housing from people who are homeless

Rapid rehousing is about rehousing those who have experienced homelessness as quickly as possible therefore reducing the time and trauma that comes when housed in temporary accommodation. Although prevention will be at the heart of Falkirk's transition plan, we will not be able to prevent all homelessness. Where homelessness cannot be prevented then the focus on rapid rehousing will mean that

- A settled, permanent housing outcome is achieved as quickly as possible
- That time spent in temporary accommodation is kept to a minimum and multiple moves within this are avoided
- That temporary accommodation meets the need of the household, taking into account their housing and support needs.

For those who have complex and multiple needs they will be supported by:

- Implementing a Housing First approach
- Providing trauma informed accommodation, where permanent accommodation and Housing First support is not suitable.

Falkirk's RRTP has been developed taking into consideration the Strategic Outcome Local Delivery Plan (SOLD), the Local Housing Strategy (LHS) and the Strategic Housing Investment Plan (SHIP). With their assistance, Falkirk's Rapid Rehousing Transition Plan is clearly focused around the values that place prevention at the core and breaking the cycle of homelessness. To achieve this, things need to change, homelessness can no longer be a housing option. It will be a last alternative for those with no further housing options and will not be considered lightly.

Falkirk's Rapid Rehousing Transition Plan will work toward the vision that the Council will:

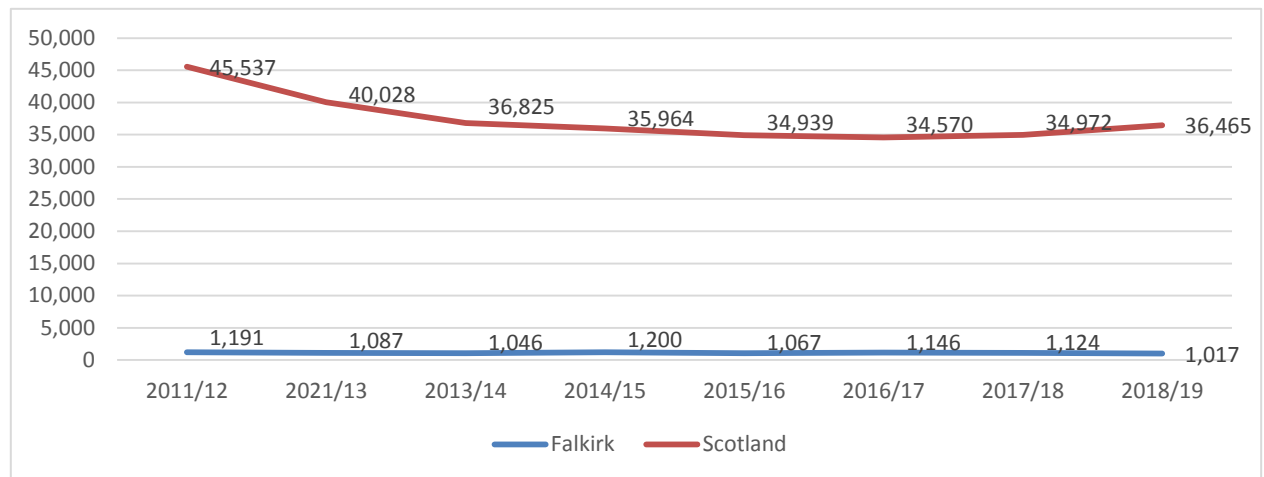
- Rehouse those who are homeless as quickly as possible
- Reduce the time spent in temporary accommodation and limit the number of moves
- Meet the needs of those who have complex and multiple needs we will commit to the development of a housing first approach through a partnership approach

The core Objectives for the action plan are:

1. The prevention of homelessness in the first place
2. Clear housing support pathways for at risk or who have experienced homelessness
3. Increase access to settled accommodation
4. Fit for the future temporary accommodation
5. Improving the health and wellbeing of those affected by homelessness

The underlying drivers of homelessness in Falkirk have remained largely the same over the last decade. However, the introduction of a housing options approach in 2010 resulted in a significant decrease in the number of homelessness applications as figure 3 illustrates. The percentage of population that is homeless in the area is 0.462% and projected to decrease to 0.447% by 2024/25.

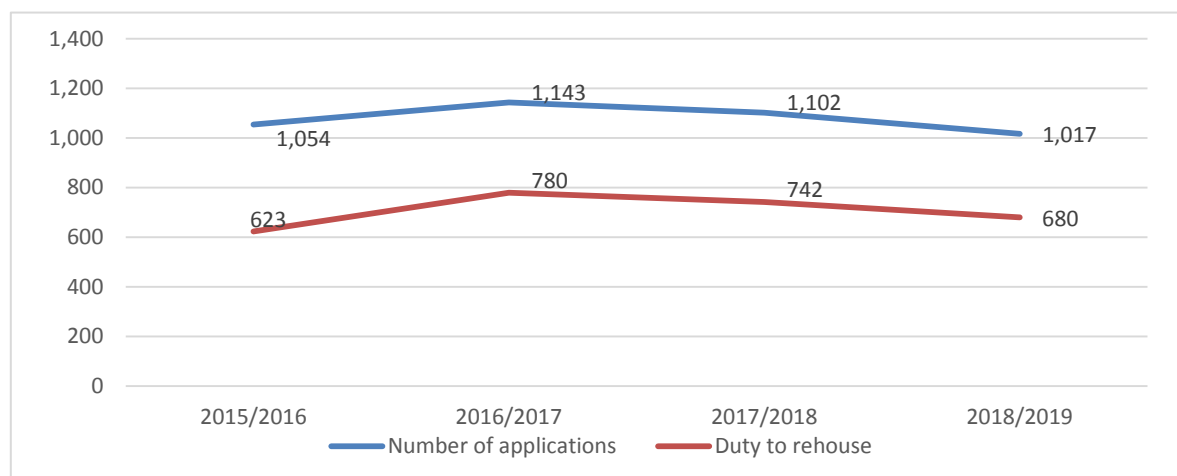
Figure 3: Homeless Presentations locally and nationally 2010-2018



Source: Scottish Government Homeless Data

The Council has a duty to find settled accommodation for applicants assessed as unintentionally homeless/potentially homeless. The figure below indicates that the number of households the Council had a duty to house between 2015 and 2019 rose by 9%

Figure 4: Homeless applicants Falkirk Council has a duty to secure permanent accommodation

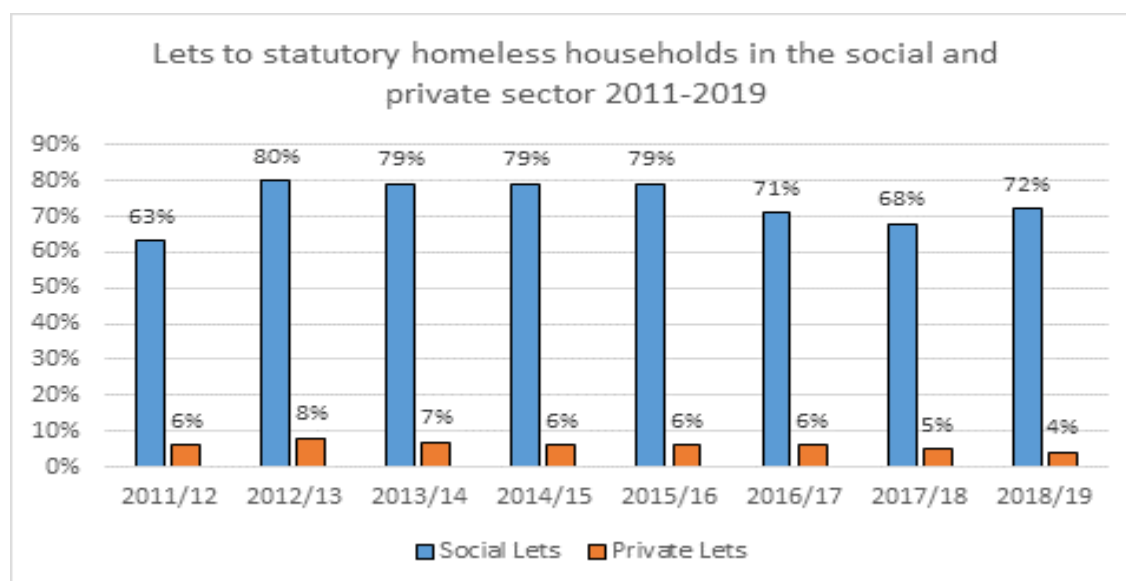


Source: Scottish Government Homeless Data

The Scottish Government have been consulting on the removal of both intentionality and local connection in relation to homelessness which will likely impact on the number of people the local authority has a duty to rehouse in future. However what can be established is that the percentage of lets to homeless applicants in the social sector has generally increased over the period 2011/12 to 2017/18 however the percentage in the private sector has fallen.

From January 2012, the upper age limit for the shared accommodation rate was increased from 25 to 35 years. This means that if you are single, under 35, with no dependents and you rent from a private landlord and claim housing benefit, you will receive housing benefit at the same rate as for a single room in shared accommodation. The outcome of this change is that the majority of single young people under 35 who are unable to work, looking for work or on a low income will need to find accommodation in Houses in Multiple Occupation (HMOs). Shared living brings its own difficulties and is not suitable for everyone. As the majority of homeless applicants are young people, this has had a big impact on the number of lets made in the private sector but with few HMO properties in the area this is not an option available to young people.

Figure 5: Lets to homeless households



Source: Scottish Government Homeless Data

3.18 The numbers requiring temporary accommodation have increased

The provision of temporary emergency accommodation is a core function of the Councils' homelessness service. We strive to ensure that the accommodation we offer households is suitable and meets peoples' needs. This means that we have around 247 units of a variety of accommodation types in a number of locations through the district as detailed in the following table.

Table 25: Provision for homeless households

Location	No/Low Support	Medium	SMD/ Complex	Residential	Crash Pads	Total units
Kingseat Grangemouth	19	0	0	0	0	19
Seaforth, Falkirk	17	0	0	0	0	17
Incyra, Grangemouth	0	12	0	0	0	12
Castings Assessment Centre	24	0	0	0	0	24
Emergency Accommodation	0	0	0	0	3	3
Temp Furnished Flats	172	0	0	0	0	172
Total	232	12	0	0	3	247

Source Falkirk Council RRTF

In 2017/18 just under half of homeless applicants (49%) required temporary accommodation and 94% of the offers of temporary accommodation made were accepted. The numbers requiring temporary accommodation has however gradually increased over the last four years.

3.19 There are around 50 people with complex and multiple issues in a cycle of homelessness

In Falkirk it is estimated that around 48 individuals, about 5.6% of all homeless applicants each year, would fit into the criteria of a Housing First Model. These are individuals with complex and multiple issues as they have a prevalence of homelessness, substance misuse and criminal justice involvement. They are classed as homeless with severe and multiple disadvantage (SMD)ⁱ. Addressing the issues faced by these homeless applicants through a Housing First model will allow us to break the cycle of homelessness for these individuals and improve outcomes for both the client and services.

3.20 There is demand for housing from people with learning disabilities

When someone applies for Council housing, they are asked if they have a disability. In May 2019, 268 people indicated that they have a learning disability.

In 2018 there were 674 adults with learning disabilities known to the local authority (Scottish Council for Learning Disability). This is approximately 5 people in every 1000 which is similar to the national picture. The percentage of adults with a learning disability who live with a family carer (38%) is above the national figure (30%).

The majority of adults with a learning disability (65%) currently live in mainstream accommodation with or without support in Falkirk.

3.21 There is demand for housing from people with mental health issues

In May 2019, 978 people who applied for Council housing had indicated that they had a mental health issue.

3.22 There is a need for housing and care from local people who have high care needs but are currently living outwith Falkirk Council area

There are currently Falkirk citizens accommodated and cared for outwith the Falkirk Council area for which there is not an accommodation and care option locally, or where an individual has chosen to move out of area for some other reason. This includes clients from the following groups; learning disabilities, mental health difficulties, physical disabilities also drugs and alcohol misuse. An officer has been appointed by the Partnership to review out of area placements. It is assumed when reviews are carried out an accommodation and care option within the area may be a solution for some service users currently housed outwith Falkirk. Work in this area is on-going.

3.23 Key workers

Consideration must be given in Housing Need and Demand Assessments and the Local Housing Strategy to keyworkers.

According to the Scottish Government a '*key worker*' should be defined as a **public sector employee who provides an essential service**. As well as workers in the public sector, it was noted that this definition could also apply to low paid employees in the private sector/service industries who are also providing essential services.

The following table considers incomes of key workers. It has been assumed that the salary of a social care worker is similar to that of a nursing auxiliary.

Table 26: Salary of Key Workers & Lower Quartile and Median Income Multiplier

Occupation	Salary
Nursing Auxiliary	£17,460 - £19,470
Supported Learning Assistant	£18,538 – £20,507
Operations Officer (SPS)	£18,871 - £23,373
Residential Officer (SPS)	£23,000 - £30,000
Firefighter	£22,908 - £30,533
Staff Nurse	£23,113 - £29,905
Police Constable	£26,037 - £40,878
Registered Paramedics	£26,830 - £35,933
Registered Teacher	£27,438 - £36,480
Senior Staff Nurse	£28,050 - £37,010

Source: My Job Scotland, EIS Scotland, Police Scotland, Scottish Prison Service, Royal College of Nursing

Consideration of evidence used to support the Local Housing Strategy considered above incomes and compared to house prices and private rents. This analysis concluded that the majority of key workers locally can afford to buy a property. The exception is nursing auxiliaries, supported learning assistants and operations officers who work in the Scottish Prison Service. In terms private renting consideration of lower quartile incomes and information from the private rented database highlighted that all six housing market sub areas are unaffordable.

It is therefore assumed **that lower graded health and social care workers are a group of key workers who are likely to find securing housing in the market to buy or to privately rent unaffordable without assistance.** It is proposed exploring through the new AHP where sites are oversubscribed for priority groups to give preference is to keyworkers¹².

3.24 Poverty

“People are said to live in poverty if their income and resources are so inadequate to preclude them from having a standard of living acceptable in the society in which they live.”¹³

Fairer Falkirk 2019 to 2024 sets out the ambition for Falkirk Council and the Community Planning partnership to understand and address the impact of poverty on individuals, families and communities in our area.

The LHS Update sets out how the LHS must be kept under review. This means it is important to take account of and align with key strategic documents such as Fairer Falkirk and the Rapid Rehousing Transition Plan. The update to the LHS 2020 will set out how these links will be made. The following paragraph sets out proposals.

Fairer Falkirk sets out the importance for people making a new house their home and having access to furniture.

One of the actions being front line staff have poverty awareness training.

The LHS Update will explore this being rolled out to front line housing staff with priority given to those who sign up new tenants. This could link to RSLs and the RRTP.

One means of linking with RRTP would be around nominations to RSLs. Poverty awareness training could be widened to RSLs where Falkirk Council has nominated a homeless person for rehousing (section 5 referrals under the Housing Scotland Act 2001). Also Falkirk Council have between 50% to 100% of lets for new build

¹² Scottish Government (2014) Keyworkers affordable housing project group

¹³ Falkirk Council and Community Planning partnership Fairer Scotland 2019 to 2024

affordable housing built through the SHIP by RSLs.

Fairer Scotland also includes a reference to an entitlement calculator. The LHS Update will explore rolling this out to front line staff working for RSLs and the Health and Social Care Partnership.

Fairer Scotland also has an action around improving access to services for most vulnerable – prioritise mental health training. This is also an action in LHS. The LHS Update will also explore rolling this out to front line staff working for RSLs and the Health and Social Care Partnership.

The above could support RSLs to increase their lets to homeless households.

3.25 Gaps

There is no Common Housing Register (CHR) for Falkirk Council area which means that someone applying for social rented housing would be required to apply directly to all social rented landlords with stock locally. As part of the LHS Update there is an action to explore a CHR. This was explored with social rented landlords for the LHS Update 2019 and there was not appetite to progress. A number of concerns were highlighted around cost.

Currently there is no form of specialist housing advice for older or disabled people or their carers. This relates to challenges they may face such as issues around guardianship and equity release.

4. Shared outcomes and service priorities linking the Strategic Plan and Local Housing Strategy

This section should highlight the connections between evidence 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 contribute to the 9 national health and well-being outcomes.) Consideration of potential changes to housing services and provision should be part of this.

The Joint Strategic Needs Assessment (JSNA) provides evidence to support the Strategic Plan and it highlighted that population projections show that the working age population (16-64) will make up a smaller proportion of the overall population. This will have two impacts. Firstly a larger proportion of the population in the older age category will require greater health and social care service provision. Secondly the lower working age population will mean fewer people to provide such services. The increasing older population will mean greater numbers of people with long term conditions which will put more pressure on existing services. It also identified that health inequalities are increasing and it identified mental health as a priority and highlighted that alcohol and drugs remain a challenge locally.

To meet the issues identified in the JSNA the following outcomes need to be achieved:

- 1.) Self- management. Individuals, their carers and families can plan and manage well-being. Where supports are required, people have control and choice over what and how care is provided
- 2.) Self-management. High quality health and social care services are delivered that promote keeping people safe and well for longer

The priorities set out in the Strategic Plan are:

- 1.) Deliver local health and social care services, including Primary Care, through enabled communities and workforce
- 2.) Early intervention, prevention and harm reduction that:
 - Improve people's mental health and wellbeing
 - Improve support for people with substance use issues, their families and communities
 - Reduce the impact of health and social inequalities on individual and communities
- 3.) Make best use of technology to support the delivery of health and social care services

The Housing Need and Demand Assessment and Housing Contribution Statement highlighted a need for more housing, especially affordable housing. As well as needing to increase the supply of housing there is an ongoing need to improve the condition of housing across all tenures particularly in the private sector. More housing options for people with mobility issues are also needed; this means a need for more accessible housing across all tenures and Disabled Adaptations to existing properties. There is a need for accommodation, care and support options for a range of groups including older people, disabled people, people with mental health issues, learning disabilities and drug and alcohol issues was also identified. Recognising the importance of mental well-being and impacts of social isolation which adversely impact on someone maintaining their independence in the community is vital.

The priorities set out in the Local Housing Strategy to meet the evidence in the HNDA and housing contribution statement are:

1. Increasing the supply of housing
2. Creating sustainable communities
3. Improving access to housing
4. Providing housing and support for vulnerable groups
5. Tackling fuel poverty, energy efficiency and climate change
6. Improving housing conditions.

In terms of housing there are a number of issues and projects that are being explored now and in the future. A review is currently being undertaken on the Council's allocation policy and the buy back scheme which could mean changes to procedures and the housing provision. Within the Strategic Housing Investment Plan there is increased priority for the provision for new build affordable housing which is older ambulant/ wheelchair accessible funded through grant. Linking in with the RRTP, increased priority will be given to developing landlords through the SHIP who agree to increase allocations to homeless people.

Work is ongoing with RSLs that provide older people's accommodation to simplify the range of definitions used in relation to housing for older people locally. A project is being undertaken that explores options to make best use of communal facilities in current Council and RSL older people's housing developments to provide social activities and or low level support in current Council or older peoples' housing developments. As there are a number of people with high support needs and costs living outwith the Council area there is a need to explore housing and support models for people with learning disabilities and mental health issues. A need for intermediate care housing for older people has been identified and this option needs to be explored in more detail. The Council has had their RRTP agreed by the Scottish Government and will be working to ensure that people who experience homelessness are rehoused as quickly as possible to reduce the time in temporary accommodation and the trauma that causes. Linked to rapid rehousing is the housing first model with a Pilot being developed over the first year of the RRTP with a hope of gradually developing the service to assist around 51 clients per year.

5. Overview of housing related challenges going forward and improvements required

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.

There are the following challenges in the housing system:

1. There is a shortfall of affordable housing and although Scottish Government grant is identified until 2021. The Scottish Government are advising local authorities to use 2019/20 figures to plan for future years but have not confirmed final funding
2. The need for older/ ambulant and wheelchair accessible properties across tenures
3. The need for disabled adaptations across all tenures
4. Lower demand and changing model of care and support provided in older peoples' housing developments which were formerly sheltered housing
5. Need for an accommodation model with care for some local people who have difficulties including

mental health issues, learning disabilities, physical disabilities and who are currently accommodated outside Falkirk as there is no suitable model locally. Such people have a significant care package and want to return

6. Need for accommodation and support for people with severe and multiple disadvantage
7. Potential need for a model such as intermediate care
8. 7% of dwellings are in extensive disrepair.

Proposals to address these challenges are:

1. The Falkirk Local Development Plan sets out land supply to provide additional housing. This has been agreed by Council and is currently being considered by the Reporter. The LDP should be adopted in 2020.
2. The SHIP sets out proposals to provide additional affordable housing. Once the LDP is adopted we will review the Affordable Housing Policy to clarify the range of options available.
3. The SHIP sets out proposals to deliver greater percentage of older ambulant and wheelchair accessible housing. As we progress the new AHP we will consider options to link with more accessible housing across tenures
4. We are currently reviewing the Buy Backs and Empty Homes project
5. We have reviewed the Scheme of Assistance and introduced Repair Grants
6. Housing will be represented on the working group exploring housing options people with learning disabilities/ mental health issues housed out with Falkirk. We will identify appropriate Council accommodation and liaise with RSLs where they may have accommodation

6. Current and future resource and investment required to meet these shared outcomes

In relation to housing functions to be included within health and social care integration the budget is set out below.

Table 27: Budget for housing functions within Health and Social care integration

	Expenditure	Budget		
	2018/2019	2019/2020	2020/2021	2021/2022
	£'000	£'000	£'000	£'000
Garden Aid	453	489	489	489
Disabled Adaptations (Council)	1,251	1,200	1,200	1,200
Disabled Adaptations (Private sector)	336	327	327	327
Total	2,040	2,016	2,016	2,016

Source: Falkirk Council Corporate and Housing Services

LHS provides a commitment to provide 10 Repair Grants per year out of a £5,000 budget. This equates to a maximum repair grant, for each application, of £500 as per Scheme of Assistance.

Housing support and homelessness are discretionary functions in relation to health and social care integration. Falkirk Council and the HSCP are currently looking at options to develop and launch a Housing First Project which will ensuring that intensive support is provided to these vulnerable individuals to break their cycle of homelessness

The budget for delivery affordable housing is set out in the Strategic Housing Investment Plan and as per the following table.

Table 28: Scottish Government Grant, 2nd Homes and Developer Contributions

Year	SG grant (£m)*	2 ND homes council tax (£m)	Developer Contributions (£m)	Total
2020-21	£12.882	£0.252	£0.280	£13.414
2021-22	£12.882	£0.252	£0.280	£13.414
2022-23	£12.882	£0.252	£0.280	£13.414
2023-24	£12.882	£0.252	£0.281	£13.415
2024-25	£12.882	£0.251	£0.281	£13.414
Total	£64.410	£1.259	£1.402	£67.071

Source: Scottish Government & Falkirk Council

Future requirement to meet shared outcomes will mean increased funding is likely to be required for private sector adaptations. As at 26th September the budget had £30k not committed.

We are currently developing a project to make use of communal areas in older peoples' housing developments and provide social activities to reduce social isolation. The Council and RSLs will jointly apply to the Integrated Care Fund and Lintel Trust.

7. Statement by Integration Authorities

The Housing Contribution Statement took account of the Partnership Joint Strategic Needs Assessment, Falkirk Housing Need and Demand Assessment, national and local evidence to identify the following issues:

1. There is an increasing population which informs the need for 591 properties across all tenures annually (Falkirk HNDA);
2. There is an ageing population which correlates with 38% of households in Falkirk having a member who is long-term sick or disabled (Scottish House Condition Survey 2015-17);
3. Alzheimer Scotland estimates approximately 2,598 people with dementia in Falkirk Council area (Joint Strategic Needs Assessment);
4. There is a shortfall of affordable housing which informs the supply target for 123 new affordable properties annually (HNDA);
5. There is a need for housing options for people with mobility difficulties estimated at 500 households (Falkirk HNDA);
6. 5% of households in Falkirk now require Disabled Adaptations as compared to 2% at the time the HNDA was completed in 2016 (Scottish House Condition Survey 2015-17);
7. There has been a 34% fall in the numbers of people receiving free garden aid however the budget has remained the same
8. 7% of dwellings have extensive disrepair (Scottish House Conditions Survey 2015-2017);
9. 70% of older people live in the private sector (Scottish House Conditions Survey 2015-2017) this impacts on need and demand for private sector adaptations and is a factor to consider in relation to levels of disrepair;
10. Housing support has been withdrawn from Registered Social Landlord older peoples' housing developments which means this is a staff presence week days during office hours part or full time (Housing Contribution Statement Steering Group minutes);
11. Social isolation and loneliness can have a negative impact on mental and physical health (Joint Strategic Need Assessment).
12. 26% of older people nationally feel lonely some or all of the time (Scottish House Conditions Survey 2015-2017)
13. The highest percentage of one person households are aged over 65 (Scottish House Conditions Survey 2015-2017);
14. There are currently 4066 service users receiving the Mobile Emergency Care Service to help live independently at home (Falkirk Council Social Work Adult Services October 2019)

15. A staff presence every day early morning to late evening is only available in Council Housing with Care 1 and 2 also known as very sheltered/ sheltered (Housing Contribution Statement minutes)
16. There are 159 applicants for housing with care 1 and 2 (Falkirk Council Housing Register)
17. There are 1120 high rise flats in 13 blocks where the average age of tenants is 74. This is higher (79) for the 2 blocks providing housing with care. Most blocks (7) are in Callendar Park. Although the majority of properties are owned by Falkirk Council, 13% have been sold under the right to buy;
18. There are 21 accessible properties in the ground floor of 7 blocks (Falkirk Council Integrated Management System September 2019)
19. There are 980 applicants who have requested the high rise flats although only 133 are over 60 and in housing need (Falkirk Council Integrated Management System September 2019);
20. Falkirk Council had a duty to rehouse 680 homeless households in 2018/19 (Falkirk Council Housing Services)
21. There are around 50 people with complex and multiple issues including a prevalence of homelessness, substance or alcohol misuse and criminal justice involvement (Falkirk Rapid Rehousing Transition Plan)
22. There are currently 76 local people who have support packages over £900¹⁴ per week and 38 people with care packages under £900 per week are currently accommodated outwith Falkirk Council area because there is no suitable accommodation and care options locally. This costs £8 million per year.
23. Consideration of key worker's incomes as compared with house prices and private rents highlights that Care Workers are one of the keyworker groups who will find it challenging to afford to meet their needs in the market without assistance.

The priorities and actions for the Housing Contribution Statement set out how the housing sector will contribute to meeting the outcomes and service priorities in the Strategic Plan. This gives consideration of potential changes to housing services and provision and is detailed in the action plan.

The 5 priorities and action set out in the Housing Contribution Statement are directly informed by national and local outcomes and priorities and are as follows:

- 1. Make the best use of technology to help people stay in their communities for as long as possible**
 - Review the Mobile Emergency Care Service including the transition from analogue to digital
 - Explore the best use of technology to assist people with dementia and other long term conditions to live in the community
 - Explore Home2Fit as a landlord and promote with partners across tenures. Home2Fit is a national online database and self-help resource to assist disabled people to find suitable housing.
- 2. Recognise the importance of well-being and social connection**
 - Simplify the definitions used for older peoples' housing
 - Review all older peoples' housing developments with communal facilities including high rise flats
 - Explore how communal facilities in housing developments and high rise flats could be used by health and social care providers to deliver services closer to home
 - Explore how communal facilities in housing developments and high rise flats could promote intergenerational links, address social isolation and prevent greater reliance on formal health and social care services
 - Explore how to further assist empty homes owners, such as providing advice on hoarding
- 3. Make the most of the built environment**
 - Make best use of the budget for housing functions included in health and social care integration (disabled adaptations and garden aid)
 - Explore with developers incentives to provide accessible housing
 - Explore key workers as a priority in the new Affordable Housing Policy where income and

¹⁴ Falkirk Council Procurement & Commissioning as at 26/9/19

other priorities have been considered

- Increase priority given for Affordable Housing Supply Programme grant funding to projects which provide the greatest percentage older/ ambulant wheelchair accessible housing
- Roll out Combined Heat and Power in the High Rise Flats
- Explore available legal options including the Housing (Scotland) Act 2014 as a means to address property conditions across tenures
- Explore how to progress aligning the LHS with Fairer Falkirk and RRTP in relation to exploring poverty training for relevant front line housing and Partnership staff

4. Improve access to housing

- Prioritise people leaving care settings or hospital for rehousing (care leavers, people leaving hospital)
- Continue involvement in Secure Housing On Release for Everyone (SHORE) standards for those leaving prison
- Explore accommodation and care options for vulnerable local people who are accommodated out with Falkirk Council area where it is assessed that an accommodation and care option may be suitable

5. Provide housing options for homeless people

- Set up a housing first model for people with complex and multiple issues who are in a cycle of homelessness
- Increase percentage of social lets to homeless people
- Review the rent deposit scheme

Appendix 1 - How Housing Contribution Statement actions link to national health and wellbeing outcomes and Strategic Plan outcomes and priorities

Appendix 2- Map with geographies for Health and Social Care Localities, Community Planning Partnership

Single Outcome Agreement Local Deliver (SOLD) Plan localities and housing localities

Appendix 3 – Existing RSL developments as reported to HCSSG 2018

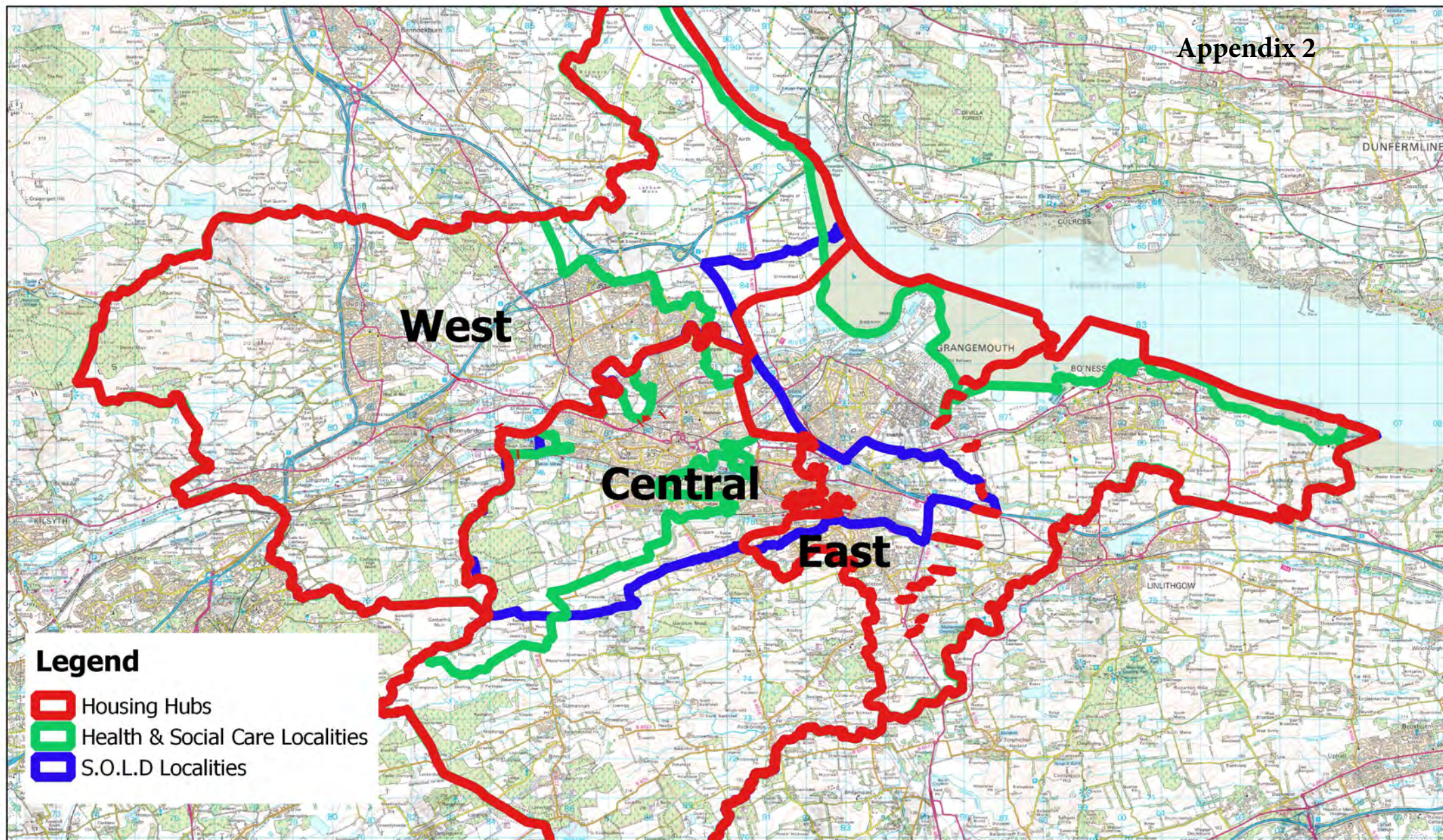
Appendix 1 –How Housing Contribution Statement actions link to national health and wellbeing outcomes and Strategic Plan outcomes and priorities

Housing Contribution Statement actions	National health and wellbeing outcomes (NO)	Strategic Plan – strategic outcomes (SPO)	Strategic Plan – priorities (SPP)	Local Housing Strategy - Priorities
1.1 Review the Mobile Emergency Care Service including the transition from analogue to digital	1.)People are able to look after and improve their own health and wellbeing and live in a homely setting for longer (national outcome 1)	1.) Self- management. Individuals, their carers and families can plan and manage well-being. Where supports are required, people have control and choice over what and how care is provided	1.) Deliver local health and social care services, including Primary Care, through enabled communities and workforce	4.) Providing housing and support to vulnerable groups LHSP4
1.2 Explore the best use of technology to assist people with dementia and other long term conditions to live in the community	2.)People, including those with disabilities or long terms conditions or who are frail, are able to live, as fair as reasonably practicable independently and at home or in a homely setting in their community (national outcome 2)	2.) Self-management. High quality health and social care services are delivered that promote keeping people safe and well for longer	3.) Early intervention, prevention and harm reduction that: <ul style="list-style-type: none"> • Improve people’s mental health and wellbeing • Improve support for people with substance use issues, their families and communities • Reduce the impact of health and social inequalities on individual and communities 	
1.3. Explore Homes 2 Fit as a landlord and promote with partners across tenures	NO 1 &2	SPO 1&2	SPP4.) Make best use of technology to support the delivery of health and social care services	
2.1 Simply the definitions used for older peoples’ housing	NO 1 &2	SPO 1&2	SPP 1, 2	LHSP4
2.2 Review all older peoples’ housing developments with communal facilities including high rise flats	NO 1 &2	SPO 1&2	SPP 1, 2 SP 3 Strong & sustainable communities. Individuals and communities are resilient and empowered with a range of supports in place that are accessible and reduce health and social inequalities	LHSP4

2.3 Explore how communal facilities in housing developments and high rise flats could be used by health and social care providers to deliver services closer to home	NO 1 &2	SP 1&2	SPP 1,2	LHSP4
2.4 Explore how communal facilities in housing developments and high rise flats could promote intergenerational links, address social isolation and prevent greater reliance on formal health and social care	NO 1 &2	SP 1&2	SPP 1,2	LHSP4
2.5 Explore how to further assist empty homes owners such as advise on hoarding	NO 1 &2	SP 1&2	SPP 1,2	LHSP4
3.1 Make best use of the budget for housing functions included in health and social care integration (disabled adaptations and garden aid)	NO 1 &2	SP 1&2	SPP 1,2	LHSP4
3.2 Explore with developers incentives to provide accessible housing	NO 1 &2	SP 1&2	SPP 1,2	LHSP4
3.3 Explore key workers as a priority in the new Affordable Housing Policy where income and other priorities have been considered	NO 1 &2	SP 1&2	SPP 1,2	LHSP4
3.4 Increase priority for Affordable Housing Supply grant funding to projects which provide the greatest percentage wheelchair housing	NO 1 &2	SP 1&2	SPP 1,2	LHSP4
3.5 Roll out Combined Heat and Power in the High Rise Flats	NO 1 &2	SP 1&2	SPP 1,2	LHSP4
3.6 Explore available legal	NO 1 &2	SP 1&2	SPP 1,2	LHSP4

options including the Housing (Scotland) Act 2014 as a means to address property conditions across tenures				
3.7 Explore how to progress aligning the LHS with Fairer Falkirk and RRTP in relation to exploring poverty training for front line housing and Partnership staff	NO 1 &2	SP 1&2	SPP 1,2 ,3	LHSP4
4.1 We will prioritise people leaving care settings or hospital for rehousing	NO 1 &2	SP 1& 2	SPP 1,3	LHSP4
4.2 We will continue to be involved in Secure Housing on Release standards for those leaving prison	NO 1 &2	SP 1& 2	SPP 1,3	LHSP3 Improving access to housing, LHSP4
4.3 We will prioritise housing and care for vulnerable people who come from Falkirk but are temporarily accommodated elsewhere and want to return	NO 1 &2	SP 1& 2	SPP 3	LHS4
5.1 We will set up a Housing First model	NO 1 &2	SP 1& 2	SP3	LHSP3 Improving access to housing, LHSP4
5.2 We will increase the % of lets to homeless people	NO 1 &2	SP 1& 2	SP3	LHSP3
5.3 We will review the rent deposit scheme	NO 1 &2	SP 1& 2		LHSP3

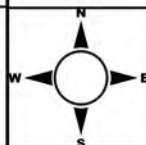
ⁱ Developing a Profile of Severe and Multiple Disadvantage in Scotland:- working Paper: Homeless Data sources, Mandy Littlewood, Herriot Watt University



1:130,192

The Localities of the 3 Providers

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Health & Social Care, Housing and S.O.L.D Localities

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Falkirk Council

Appendix 3 Existing RSL developments

General overview		Discussion between RSLs and Community Care teams around use of facilitates e.g. guest bedrooms for temporary stays for vulnerable clients. RSL not averse to exploring this.			LHS action - the potential for older people’s housing developments explored to provide low level support and health services for residents and older people in local community explored			
		Discussion around older people in local community being involved in social activities, using facilities. RSL not averse to exploring this but need to consult with current tenants.						
EAST LOCALITY								
Definition	No	Access and parking	Local Amenities	Staff	Communal Facilities	Social Activities	Demand	Other
Hanover Housing Association Craigview Bo’ness sheltered housing over 60s	23	1.External access suitable for wheelchair users 2. Development internal corridors suitable for wheelchair users and people with disabilities 3. Limited parking (6 spaces)	GP bus ride away, bus stop behind development. Small shop nearby also supermarkets. Bowling club, church, local clubs. Good links to local community.	Week days am	1.Communal lounge 2.Small communal kitchen 3. Guest bedroom 4.Wet room 5. Laundry	1.Weekly keep fit, 2. Monthly “chippie” tea, 3.Weekly tea/ coffee morning 4. Films/ bingo 5. Monthly church services	Very low waiting list. Receiving less enquiries from SW.	1. Bo’ness development good links to local community and inter- generational links. Local schools come into the development. 2.Hanover*
Hanover Hanover Grange Grangemouth sheltered over 60s	44	1. External access possible for someone with mobility problems 2. Only ground floor corridors in main block suitable for wheelchair access 3. Note some flats (2-18 no level access)	GP bus/ taxi ride away Supermarket 15 minutes away, bus route on main road	Weekdays full-time	1.Communal lounge 2. Small communal kitchen 3. Laundry 4.Assisted bathroom 5.Guest bedroom	1.Weekly coffee mornings 2. Quiz nights 3. Christmas dinner & special events	Good waiting list for main block but some flats on 2 levels and harder to allocate. Do not always receive section 5 referrals.	developed design guide for new & existing developments, currently tenants choose colour scheme but guide will offer choice based around dementia friendly options. 3.Hanover* have appointed a Volunteer Coordinator with role arranging activities, applying for grants etc.
Link Morar Court Grangemouth sheltered over 60s	33	1.External access suitable for wheelchair users 2. Development internal corridors	Close to local shop, bus trip to local shopping centre.	Weekdays full-time	1.Large open communal lounge 2. Communal kitchen	1.Weekly bingo 2.Weekly “fish tea”	Properties are generally let but not at first	A lot of tenants 90+

		suitable for wheelchair users and people with disabilities 3. Lift to upstairs flats 4.Can be issue with parking with day care on	Closest GP about a mile away.		3. Assisted bathroom older design 4. Toilets 5. Guest bedroom 5. Laundry 6. Enclosed garden	3. A few times a year, singers come in, Daffodil tea 5.Christmas dinner	advert.	
Bield Dean Court Bo'ness Retirement housing over 60s	33	1.External access suitable for wheelchair users 2. Development internal corridors suitable for wheelchair users and people with disabilities 3. 2 lift to flats on upper floors	Surrounding area quite hilly.	Weekdays 9 am to 5pm then switch to Bield 24	1. Communal lounge 2.Small communal kitchen 3. Guest suite 4.Laundry	1. Day care – Falkirk Council and Alzheimer's Scotland 2. Computer lessons for tenants from Bo'ness Academy pupils 3. Kinneil Nursery children visit weekly 4. Tenants have an active local history group 5. Exercise groups 6. Weekly "chippy" tea	On site staff could not advise on demand. Advise studios take longer to let	Excellent links to Bo'ness community and good example of inter-generational links. Scooter store
WEST LOCALITY								
Details	No	Access and parking	Local Amenities	Staffing	Communal Facilities	Social Activities	Demand	Other
Link Albany Court, Denny sheltered housing 60+	25	1. External access suitable for wheelchair users 2.Development internal corridors suitable for wheelchair users and people with disabilities 3. Parking sufficient current tenants.	Excellent location close to shops, library, health centre, chemist	Weekdays full-time then pull cords linked to Hanover Call Centre	1. Communal lounge large/well lit 2. Communal kitchen 3. Craft room 4. Laundry 5. Large communal assisted bathroom with bath, bath lift and hair washing sink 5. Guest bedroom – not high demand 6. External seating areas and raised beds	Bingo, keep fit alternative weeks tenants arrange, weekly Saturday events manager arranges, Tuesday brunch Wed/ Fri - coffee	High with around 10 applicants per vacancy	Newest development, widest corridors of all visited.

Cairn Adam Grossert Court, Stenhousemuir retirement 50+	44	External access suitable for wheelchair users Narrow internal corridors difficult for wheelchair users Limited parking but can use local church	Close to shops, library and health centre, direct access to pedestrianised shopping area	Week days part-time	1. Communal lounge 2. Small communal kitchen 3. Guest bedroom 4. Laundry 5. Scooter area	Bingo, keep fit, local after-school club attends weekly	Good demand for one bedroom flats, low for bedsits. Discussion around advertising on Homespot.	Links to Larbert High School - inter-generational discussion
Bield Robertson Court Stenhousemuir retirement 50+	40	External access suitable for wheelchair users Internal corridors suitable for wheelchair users	Surrounding area flat. Close to super market, library and GP practice.	Weekdays 9 am to 5pm then switch to Bield 24	1. Large communal lounge with conservatory 2. Communal kitchen 3. 2 guest bedrooms 4. Laundry	1. Keep fit 2. Coffee mornings 3. Links to near by Age Concern facility 4. Weekly lunch club 5. Regular film nights and "fish" teas	Lower demand for studios, discussed advertising on Falkirk Council Homespot	Links to local Age Concern
CENTRAL LOCALITY								
Definition	No	Access and parking	Local Amenities	Staffing	Communal Facilities	Social Activities	Demand	Other
Hanover Harley Court, Falkirk sheltered housing 60+	51	1. External access suitable for wheelchair users 2. External blocks not suitable for wheelchair users 3. Main block suitable on ground floor for wheelchair users 3. Internal corridors suitable for wheelchair users 4. No parking issues 5. 2 person flats would be suitable for wheelchair users but not 1 person flats	Close to GP, chemist and shops Bus stop outside to town every 15 minutes	On site Monday to Friday	1. Large communal lounge (seat 60) with mezzanine 2. Library/ smaller lounge accessed stair lift 3. Communal kitchen 4. Laundry 5. Guest bedroom 6. No assisted bathroom 7. Toilet, one large enough for wheelchair user	Keep fit, bingo and church group		Large development with at least 3 communal rooms.
Link Castings House Falkirk sheltered 60+	34	External access suitable for wheelchair users Internal corridors suitable for wheelchair users No parking issues	Close to GP, chemist and shops Bus stop outside to town every 15 minutes	Week day full- time	1. Communal lounge 2. Communal kitchen 3. Guest bedroom 4. Assisted bathroom 5. Laundry 6. 2 bedroom house	Twice weekly usage be tenants New manager hoping to increase usage	Low	Link advised that they are more tenants with dementia in this development than elsewhere

					(warden) could be changed to 2 flats			Note potential for wardens house
Bield – Thornhill Court – very sheltered until October then retirement housing with meals	55	External access suitable for wheelchair users Internal corridors suitable for wheelchair users Staff advise that parking is not an issue but visit was day of refuse collection and a number of delivery vehicles so busy Lift to main block but none to outer blocks	GP survey across the road. Local shop near by but bus/ taxi to retail park or 15 minute walk	Staff on site 7 days from 9-7 then switches Bield 24, This will continue.	1. Communal lounge is the dining rom for meals service 2. Small second communal lounge with no kitchen which is not well used although library service leave/ collect books 3. Kitchen for meals service 3. Guest bedroom 4. Assisted bathroom 5. Laundry 6. Weekly bingo 7. Monthly dementia group set up by volunteers who live near by	1. Bingo 2. Dementia group set up by volunteers who live locally 3. Film night	List 10-20 people, most of whom have been on the list for several years. Few nominations received from Council	1. Meals service – breakfast, lunch and tea daily 2. Day care operates from this development over 6 days with maximum 8 people. small dining room, lounge, showers, toilet. Upstairs manager's office and craft room 3. Shed for scooters and charging points for 3 scooters at entrance 4. Good links to local community re dementia group

*Applies to all Hanover developments

All landlords advised would accept younger people if they required the accommodation type.