

AGENDA ITEM

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Title/Subject: Housing Contribution Statement, Strategic Housing Investment Plan
Meeting: Integration Joint Board
Date: 1st February 2019
Submitted By: Head of Housing
Action: For Noting

1. INTRODUCTION

- 1.1. The purpose of this report is to update the Integration Joint Board on ongoing work relating to the Housing Contribution Statement, appendix to the Strategic Plan 2016-2019 and the Falkirk Local Housing Strategy (2017-2022). This also links into the Strategic Housing Investment Plan (SHIP) for new affordable housing. Finally the report also updates the Board on work to prepare the new Housing Contribution Statement 2019-2022 by identifying new and ongoing priorities. The Housing Contribution Statement Steering Group and sub groups oversee ongoing work.

2. RECOMMENDATION

The Board is asked to:

- 2.1. note progress relating to the Housing Contribution Statement (HCS) 2016-2019
- 2.2. note the Housing Contribution Statement Steering Group will continue to take account of demand for wheelchair accessible housing, disabled adaptations and advice services along with Scottish Government priorities in relation to homelessness
- 2.3. note the requirement for local authorities and Health and Social Care Partnerships to work collaboratively to develop, implement and resource Rapid Rehousing Transition Plans
- 2.4. note the remit and membership of the Housing Contribution Statement Steering Group will be reviewed to take account of Rapid Rehousing Transition Plans including Housing First
- 2.5. note a further report on Rapid Rehousing Transition Plans/ Housing First will be submitted to the Board for approval in 2019 as part of the Housing Contribution Statement to the new Strategic Plan
- 2.6. note the additional 1371 affordable properties proposed in the SHIP for 2019-2023.

3. BACKGROUND

3.1. The draft Housing Contribution Statement 2016-2019 was agreed by the Board on 4 December 2015 focusing on older people. The Board received an update on the Housing Contribution Statement on 3 June 2016 including:

- Progressing the Adapting for Change project
- Progressing advice to support older and disabled people
- Exploring Extra Care housing
- Reviewing existing housing for older people.

4. REVIEW OF THE HOUSING CONTRIBUTION STATEMENT 2016-2019

4.1. Adapting for Change

The HCS proposed progressing the Adapting for Change (AfC) project to streamline the process for disabled adaptations via the AfC Steering Group. This project received Integrated Care Funding with progress reported to the Strategic Planning Group. As part of this process, an all tenure Disabled Adaptations service is currently being explored including:

- widening the pool of assessors for Disabled Adaptations
- separating the assessment of need for Disabled Adaptations from the technical overview on the delivery of Adaptations
- front line staff continuing to have housing solutions conversations with people as early as possible when their home is unsuitable and is likely to impact on their future health and independence.

4.2. Disabled Adaptation funding

The funding for Disabled Adaptations in Council properties comes from the Housing Revenue Account to the Board and is fixed at £1.2 million per annum. Funding for private sector adaptations comes from Scottish Government to Falkirk Council Housing Services to the Board. Between 2014/15 to 2017/18 spend on private sector adaptations fell by 29%. Scottish Government reported that £255,704 was spent on private sector adaptations in 2017/18. However in 2018/19 improvements in management and operation of the referral process, allied with an increase in eligible referrals at critical and substantive level resulted in an immediate impact on increased referrals and adaptations.

4.3. Advice and information for older and disabled people

One of the tools used for Housing Solutions conversations relates to the Falkirk Moving Assistance project with Outside the Box and the Making It Happen Forum. The project developed a set of "hints and tips" brochures with older people for older people. This work was recommended as good practice and awarded the Age Concern Jess Barrow award. Healthcare Improvement Scotland drew on this work

when developing the training for front line staff to have housing solutions conversations with older people as part of the Adapting for Change project.

- 4.4. The Moving Assistance project also led to the Peer Advice project where Outside the Box trained older volunteers to use the “hints and tips” brochures to have conversations with older people. This project is currently ongoing between Outside the Box and Citizens Advice Bureau and involves volunteers visiting hospital locations monthly.
- 4.5. The Council specialist housing team carry out assessments for both Council housing for older people and where someone has highlighted that they should have a medical priority for rehousing. Additionally this can, when requested by Social Work Adult Services or Health, involve giving housing advice to someone in hospital and assisting them complete a Council housing application form. This financial year to date there have been an average of 70 visits carried out each month, an increase on last year’s monthly average of 52 visits.
- 4.6. **Extra Care Housing**
A sub group of the Housing Contribution Statement Steering Group explored high end care, support and accommodation models for older people. Consideration was given to the model of Extra Care housing provided by Hanover Housing Association’s developments in Moray for the following reasons:
- provided a Scottish model of high end care, support and housing
 - developed in partnership with Moray IJB and the local authority
 - new build provision designed in conjunction with the dementia centre at Stirling University
 - capital funding provided through Scottish Government Affordable Housing Supply programme grant via the Moray Council Strategic Housing Investment Plan
 - Varis Court Elgin included an augmented care unit operated by NHS Grampian containing flats as an alternative to hospital admission or a bridge when a patient is able to leave hospital but a care package is not in place
 - Linkwood View Elgin was recognised as providing “the best accommodation for residents with long-term conditions including dementia” (Appendix 1).
- 4.7. Hanover acknowledges challenges to the model including capital finance. The model used grant along with Hanover’s private finance. Further consideration of this model of care including financial costs will be undertaken by the Housing Contribution Statement Steering Group in February 2019.
- 4.8. **Overview on current provision**
One of the actions in the Housing Contribution Statement is to review current housing for older people and a sub group considered current provision and definitions of accommodation. Reports to the Housing Contribution Statement

Steering Group in appendix 1, considered supply, need and demand for current provision. There are currently four Council housing with care developments; three are in Central locality and one in West locality. In relation to nursing/ residential care most bed spaces are in Central locality (42%) followed by East locality (31%) and West Locality (27%). It is estimated that there are around 300 to 400 people who require specialist housing for older people.

4.9. Review of current housing for older people – Housing Association provision

Front line staff (including Social Workers and Occupational Therapists) along with housing strategy staff visited current housing developments for older people, as reported in appendix 1. The purpose of the visits being to:

- explore the potential for current older peoples' developments to provide low level support for residents and the wider community
- review housing support funding (currently only paid to Link for their sheltered and amenity housing)
- explore existing Housing Association developments to consider potential to provide Housing with Care or Extra Care housing.

4.10. The visits established a wide range of physical assets and facilities such as communal lounge(s), communal kitchen(s), guest bedrooms/ suites, laundries, wet rooms/ assisted bathrooms and empty warden's flats. Also a wide range of social activities are provided and in some instances the wider community are involved. There are examples of inter generational working through links with nurseries, schools and out of school clubs. There are also examples of work with Age Concern and Alzheimer's Scotland.

4.11. Feedback from Housing Associations advises that generally older people are less interested in living in older peoples' housing developments with communal facilities. This is the case particularly for developments and individual properties with internal stairs and bedsits.

4.12. One of the requirements of housing support is that the Housing Association registers with the Care Inspectorate with administrative and cost implications. In addition, pressure on local government budgets has in some local authority areas led to cuts for housing support. Housing Associations with housing for older people operate nationally. These factors have led Housing Associations to remodel their provision. Locally this means that Hanover, Cairn and Bield Housing Association have remodelled their provision locally and no longer receive housing support.

4.13. The above means that staffing provision in Housing Association older peoples' housing developments is generally work days part or full time. Currently housing support is only provided to Link. One of the sub groups of the Housing Contribution Statement Steering Group discussed housing support. The report to the HCS Steering Group recommended that further consideration be given to the use of housing support, particularly its use in East Locality where there is no Council

housing with care. Further discussions and evaluation will be undertaken to enable the Housing Contribution Statement Steering Group to give clarity going forward in relation to this issue.

4.14. The newest Housing Association development (built by Link circa 2005) is in West Locality and recognised as having:

- best internal and external access for wheelchair users;
- good access to local services such as the health centre;
- a wide range of communal facilities.

4.15. With this in mind, it was recognised that from initial consideration, the previously mentioned development presented the best example of existing accommodation which could provide housing with care or extra care housing. This is the newest development with best internal and external access for wheelchair users. This will be explored by the Housing Contribution Statement Steering Group to give clarity moving forward.

4.16. It was also established that there was a vacant warden's flat in Link's Castings Housing Falkirk. This will receive grant funding to be reconfigured to provide an additional 2 properties.

4.17. **Council accommodation for older people**

A report will be presented to Council Executive in early 2019 as part of the annual Local Housing Strategy Update. This will consider the reports from the Housing Contribution Statement sub group on Council housing for older people.

4.18. Housing with care was provided in Salmon Court Bo'ness by on site care staff however the number of users assessed as requiring care fell year on year and in 2016 on site care staff were withdrawn. Tenants requiring care currently receive this service from home care.

4.19. The report to Council Executive will explore how to come to a common understanding of terms used for older peoples' housing by all providers. The outcome will be targeting housing towards those in most need of it.

5. STRATEGIC HOUSING INVESTMENT PLAN

The Strategic Housing Investment Plan (SHIP) sets out strategic investment priorities for affordable housing over a 5 year period, to achieve the outcomes set out in the Local Housing Strategy 2017-2022 (LHS). Affordable properties can be provided through a combination of new build projects or by making better use of existing stock, e.g.: through Buybacks.

- 5.1. Scottish Government issued new draft guidance in July 2018 which highlighted that the SHIP is required to be produced and submitted to them annually covering the following five financial years. Guidance advises the SHIP should set out investment priorities for new affordable housing; demonstrate how these will be delivered; identify all resources required to deliver these priorities and enable the involvement of key partners.
- 5.2. A total of 1371 additional affordable properties are planned to be delivered over the period of the SHIP (1,048 properties Falkirk Council and 323 Housing Associations). SHIP guidance highlights Scottish Ministers would like to see an increase in the number of wheelchair accessible homes and a target set in the LHS. The current LHS has a target of 5-10% wheelchair accessible properties in new build developments. In the SHIP (2019/20 to 2023/24) approximately 507 (56%) are older/ambulant and 132 (15%) built to an accessible standard. Council new build projects propose 69 % ambulant and 21 % accessible.

6. RAPID REHOUSING TRANSITION PLANS

- 6.1. The Scottish Government has recently renewed its commitment to tackle homelessness, to end rough sleeping and transform temporary accommodation and has set out guidance for local authorities to develop Rapid Rehousing Transition Plans (RRTP) with a £50 million fund nationally to support this. The Guidance states that local authorities, health and social care partnerships and housing providers should work collaboratively to develop, implement and resource a RRTP and consider how to develop a Housing First resettlement model for those with complex and multiple needs that have experienced several episodes of homelessness. Alongside the RRT Plan Falkirk will continue to deliver its Prison Outreach Service under the Secure Housing on Release for Everyone (SHORE) standards. Falkirk Council is the only local authority who has signed up to the SHORE standards which are supported by Scottish Government and were developed by Scottish Prison Service, housing and local government stakeholders.
- 6.2. As per national guidance, the first draft of the RRTP was submitted to Scottish Government on 21st December 2018. There will be ongoing discussions between Falkirk Council Housing Services and the Falkirk Health and Social Care Partnership between January and April 2019 to develop the final version of the RRTP and Housing First model. The final version of the RRTP will be approved by Council Executive as part of the LHS Update and a further report will be submitted to the Board for approval as part of the Housing Contribution Statement to the new Strategic Plan.

7. NEW HOUSING CONTRIBUTION STATEMENT

7.1. Locally, the Falkirk Local Housing Strategy and nationally Scottish Government in their consultation paper Housing Beyond 2021 recognise that future housing challenges include:

- the ageing population with continuing need for suitable housing and services to continue living in a homely environment
- tackling and preventing homelessness – this has led to recommendations to end rough sleeping, homelessness and transform temporary accommodation.

7.2. In cognisance of both local and national requirements the remit of the HCS Steering Group will be reviewed to ensure representation from all relevant stakeholders.

8. CONCLUSIONS

8.1. In conclusion, areas of work identified and progressed through the Housing Contribution Statement include Disabled Adaptations and reviewing housing for older people. The national direction in relation to homelessness and continued priority for wheelchair accessible housing will require a review of the Housing Contribution Statement Steering Group remit, membership and priorities in the new Falkirk Housing Contribution Statement Group for the new Strategic Plan. The SHIP sets out proposals for 1371 additional affordable properties over the period 2019/20 to 2023/24, of which most are built to older/ amenity standard. Areas of work identified and proposed to date set a positive picture for the Partnership in relation to housing related issues.

Resource Implications

There are no resource implications from this report

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.

Legal & Risk Implications

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

Consultation

The report and its appendix summarises the consultation and involvement of stakeholders in various areas of work.

Equalities Assessment

An equalities assessment is not required for this report.

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List of Background Papers: The papers that may be referred to within the report or previous papers on the same or related subjects.

Appendix 1 – Report to the Housing Contribution Statement Steering Group - Housing, Care & Support for Older People

