



<b>Meeting of East Renfrewshire Health and Social Care Partnership</b>	Integration Joint Board
<b>Held on</b>	29 March 2017
<b>Agenda Item</b>	7
<b>Title</b>	Housing Contribution Statement
<p><b>Summary</b></p> <p>The purpose of this paper is to update IJB members on the Housing Contribution Statement, which has been developed in partnership between the HSCP and housing sector over 2016/17. The Housing Contribution Statement is a statutory requirement as part of our Strategic Commissioning Plan (SCP).</p>	
<b>Presented by</b>	Phil Daws, Head of Environment (Strategic Services)
<p><b>Action Required</b></p> <p>Integration Joint Board members are asked to approve the Housing Contribution Statement.</p>	
<p><b>Implications checklist – check box if applicable and include detail in report</b></p> <p> <input type="checkbox"/> Financial      <input checked="" type="checkbox"/> Policy      <input type="checkbox"/> Legal      <input type="checkbox"/> Equalities  <input type="checkbox"/> Efficient Government      <input type="checkbox"/> Staffing      <input type="checkbox"/> Property      <input type="checkbox"/> IT </p>	

BLANK PAGE

**EAST RENFREWSHIRE INTEGRATION JOINT BOARD**

**29 March 2017**

**Report by Chief Officer**

**HOUSING CONTRIBUTION STATEMENT**

**PURPOSE OF REPORT**

1. The purpose of this paper is to update IJB members on the Housing Contribution Statement, which has been developed in partnership between the HSCP and housing sector over 2016/17. The Housing Contribution Statement is a statutory requirement as part of our Strategic Commissioning Plan.

**RECOMMENDATION**

2. Integration Joint Board members are asked to approve the Housing Contribution Statement.

**BACKGROUND**

3. The development of an East Renfrewshire Housing Contribution Statement was one of the commitments of the Health and Social Care Partnership Strategic Plan as set out in the report to the Integration Joint Board 30 March 2016.
4. Successful integration of health and social care services should provide for more people to be cared for and supported at home or in a homely setting. The availability of appropriate good quality housing and housing services is identified as making an important contribution to improving health and wellbeing outcomes. In particular being able to live safely and comfortably at home is important to many older and disabled people who want to live independently and stay in their own home for as long as possible.
5. The Housing Contribution Statement is expected to provide a 'bridge' between the Health and Social Care Partnership Strategic Plan and the Council's Local Housing Strategy, with the expectation that a seamless strategic process develops focus on shared outcomes, priorities and investment decisions that positively contribute to health and well-being. It has been prepared in line with the detailed guidance and requirements of Scottish Government's statutory guidance.

**REPORT**

6. The Housing Contribution Statement sets out the established joint working arrangements between the housing sector and Health and Social Care Partnership. These include
  - Strategic Housing Partnership Group, comprising Elected Members and Senior Officers from the Council and Health and Social Care Partnership (HSCP).

- Housing Providers Forum includes representatives from the 8 main Registered Social Landlord (RSL) partners, Scottish Government, Council Services such as Planning, Regeneration, and representatives from the HSCP.
7. Section 2 of the Housing Contribution Statement sets out the current housing profile, housing needs assessment and key issues.
- A shortage of affordable housing supply both generally and specialist provision;
  - The local challenges in preventing housing crisis occurring due to a limited range of housing options for the most vulnerable
  - Issues with affordability of housing, in particular suitable homes to buy, placing pressure on households seeking suitable housing for their needs;
  - The predominance of owner occupied housing locally, which has particular implications for capacity to tackle condition issues, fuel poverty and assist independent living;
  - The demand for and provision of adaptations, given the increasingly ageing population and those with long term conditions;
  - The extent and nature of housing support and health needs for those living in different housing tenures, localities and socio-economic circumstances.
8. It also sets out particular housing needs and issues identified for older people; people with a physical disability , learning disability and dementia; care experienced young people, vulnerable homeless people and refugees. These include
- homes being ‘adaptable’ over the lifetime households will live there
  - re-design of supported living (often shared tenancies or registered supported accommodation) increasing pressure to find suitable individual tenancy or housing alternatives within mainstream housing
  - vulnerable complex people who frequently become homeless due to lack of basic independent living skills, combined with low income, dependency on benefits and in many cases chaotic lifestyles
9. Shared priorities are also illustrated, including the Local Housing Strategy outcomes which closely support delivery of health and social care priorities

<b>Investing in Existing Homes</b>	<ul style="list-style-type: none"> <li>▪ Prioritising resources and grant assistance for aids and adaptations across housing tenures.</li> <li>▪ Supporting greater use of assistive technologies, e.g. Telecare/ Tele healthcare.</li> <li>▪ Reviewing housing with support models for older people and learning disabilities, to determine the most appropriate models to meet future needs.</li> </ul>
<b>Building new homes</b>	<ul style="list-style-type: none"> <li>▪ Ensuring new homes across tenures are suitably designed homes to respond to a range of needs both now and in the future.</li> </ul>
<b>Advice &amp; Information</b>	<ul style="list-style-type: none"> <li>▪ Providing housing options information and advice - both on finding a home and help to remain at home - with clear and relevant advice for specific groups.</li> </ul>
<b>Assisting</b>	<ul style="list-style-type: none"> <li>▪ Targeting Care &amp; Repair and Small Repair services at those in greatest need.</li> <li>▪ Prioritising available resources and support to those households affected by poor housing condition and fuel poverty.</li> </ul>

<b>Supporting</b>	<ul style="list-style-type: none"> <li>▪ Reviewing with Housing Associations the role of ‘extra care’ support provision in adapting to changing needs and reducing moves from settled accommodation.</li> <li>▪ Considering how we use preventative services more effectively to support “active ageing”.</li> </ul>
<b>Partnership working</b>	<ul style="list-style-type: none"> <li>▪ Planning effectively together to meet future housing and care needs.</li> <li>▪ Working in partnership to increase our effectiveness in assisting vulnerable households and supporting them to remain at home or in a homely setting.</li> <li>▪ Improving accommodation and support outcomes for young /‘looked after’ people by developing a range of accommodation solutions and clear referral pathways.</li> </ul>

## FINANCE AND EFFICIENCY

10. The budget for housing and related functions are delegated to the Integration Joint Board in accordance with the legislation set out in the Public bodies (Joint Working) (Scotland) Act 2014. The budget for 2017/18 has increased to reflect additional £100k funding in Housing Adaptations in recognition of the actual level of expenditure incurred in 2015/16 in this area.

## CONSULTATION

11. The Housing Contribution Statement has formed part of the wide consultation on the Local Housing Strategy. In addition a draft copy of the statement has been shared with Housing Providers for comment.

## PARTNERSHIP WORKING

12. Strong partnership working exists between housing and HSCP at both strategic and operational levels as detailed earlier in the report.

## IMPLICATIONS OF THE PROPOSALS

### Policy

13. The Housing Contribution Statement is a statutory requirement as part of our Strategic Commissioning Plan. It has been completed in accordance with the detailed guidance and requirements of Scottish Government’s 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’ (September 2015).

## CONCLUSIONS

14. This report gives an overview of the Housing Contribution Statement, which has been developed in partnership between the HSCP and housing sector over 2016/17.

**RECOMMENDATIONS**

15. The Integration Joint Board is asked to approve the Housing Contribution Statement.

**REPORT AUTHOR AND PERSON TO CONTACT**

Candy Millard, Head of Strategic Services  
[candy.millard@eastrenfrewshire.gov.uk](mailto:candy.millard@eastrenfrewshire.gov.uk)  
0141 451 0749

25 January 2017

Chief Officer, HSCP: Julie Murray

**BACKGROUND PAPERS**

None

**KEY WORDS**

Housing; contribution;



# East Renfrewshire Housing Contribution Statement (2017)

in fulfilment of the requirements of the  
Public Bodies (Joint Working) Scotland Act 2014

and

East Renfrewshire Health & Social Care Partnership -  
Strategic Plan 2017



BLANK PAGE



**Contents:**

1.	Introduction	4
2.	Governance Arrangements and Role of Housing	5
3.	Evidence of Needs and Key Issues	7
4.	Shared Outcomes and Service Priorities	11
5.	Housing Related Challenges and Required Improvements	13
6.	Resource and Investment Requirements	15
7.	Beyond 2016 - Monitoring and Review	17
8.	Consultation on Housing Contribution Statement	17

BLANK PAGE

## 1. Introduction

This Housing Contribution Statement (HCS) is a statutory requirement, and has been prepared in fulfilment of the requirements of Scottish Government's 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'* (Published September 2015).

The HCS sets out the contribution of housing and related services in East Renfrewshire to help achieve priority outcomes for health and social care identified nationally and locally.

As a local housing authority, the Council has a statutory duty and a strategic responsibility to enable housing and related services to be developed in response to locally identified need and demand in East Renfrewshire. This responsibility relates to all housing tenures, not just those linked to the Council's social landlord function, and reflects the requirement to plan to meet a diverse range of needs and demands.

In addition to the Council's strategic role in planning to meet housing needs, the housing sector (Council, Housing Association, Voluntary and Market) makes a very significant, direct contribution towards meeting national outcomes on health and wellbeing by:-

- Enabling, or providing new purpose built housing that meets a range of housing and care needs;
- Supporting people to live as independently as possible within their own home or in a homely setting, by providing a range of preventative services including aids/ adaptations and support to remain in and maintain their homes;
- Providing information and advice on appropriate housing options, in particular for older people and those with a disability;
- Providing a range of preventative and responsive homelessness services, including appropriate accommodation and housing support.

This statement forms an integral part of the Health and Social Care Partnership's Strategic Commissioning Plan (SCP) by reinforcing the links between housing, health and social care, and universal shift in focus to 'prevention', as well as improving the alignment of strategic planning.

The HCS has been developed in consultation with key partners and service providers, using established partnership and governance arrangements for East Renfrewshire's Local Housing Strategy (LHS) and Health and Social Care Partnership.

The content of the Housing Contribution Statement reflects the analysis, actions and outcomes within the existing and proposed draft LHS. It is provided as a separate and specific publication to accompany the SCP and LHS .

## 2. Governance Arrangements and Role of Housing

The Council has well established arrangements in place to involve stakeholders and partners in developing, delivering, reviewing and updating the Local Housing Strategy (LHS). The existing 5 year LHS was approved by Council for publication in 2012, and work has begun to produce a refreshed LHS in partnership with delivery partners, stakeholders and the community over 2016/17.

As part of these arrangements, a Strategic Housing Partnership Group oversees the work of the LHS, comprising Elected Members and Senior Officers from the Council and Health and Social Care Partnership (HSCP) (attendance varying according to theme). This is used to highlight and discuss issues of mutual priority, with a view to seeking appropriate committee approval for housing related policy and project proposals.

A sub group structure is also in place, focused on the 6 Strategic Housing Outcomes of the LHS, and involving services across housing, planning, environment, health, social care and support. These groups are used to practically progress the priorities and improvements sought by the LHS, and complimentary outcomes in related plans across the Council and partner organisations.

The Housing Providers Forum is used to oversee housing development and investment through the Strategic Housing Investment Plan (SHIP), as well as to formulate local responses to new, emerging policy agendas. The group includes representatives from the 8 main Registered Social Landlord (RSL) partners, as well as Scottish Government, Council Services such as Planning, Regeneration, and representatives from the HSCP.

The Council's Housing Service and Housing Association providers play an active role in the strategic planning, and operational/ joint working arrangements of the HSCP on a number of fronts including (but not limited to):

- Reshaping Care for Older People;
- Young Persons & Corporate Parenting;
- Learning Disability Strategy & Redesign of Services for Adults with Additional Support Needs;
- Supporting People Resource Allocation Group;
- Violence Against Women Strategy;
- Mental Health Strategy;
- Safe and Supported Workstreams;
- My Life, My Way.

East Renfrewshire's Scheme of Integration was approved by Scottish Government and the Integration Joint Board established in September 2015 as a separate legal entity, assuming joint responsibility for delegated health and social care functions. Specific governance arrangements established for the new Integration Authority include:

- Integration Joint Board (IJB);
- Strategic Planning Group (SPG); and
- Performance and Audit Committee
- Clinical and Care Governance Committee

Through the Integration Scheme East Renfrewshire Council has agreed that the relevant Council lead responsible for the LHS and non-integrated housing function will routinely liaise with the Chief Officer. This take place through a regular joint meeting between the management teams of the HSCP and Environment Department.

In addition the Head of Environment (Strategic Services) can offer professional housing advice in relation to those areas of housing delegated to the IJB and provide information about wider strategic housing matters retained by the Council. Representation from the housing association sector is also established on the Strategic Planning Group .

Strong, established involvement allows the housing sector to make a direct contribution to strategic planning for and development of health and social care services locally; whilst also promoting the views of the housing sector and ensuring strategic housing priorities are reflected in planning for current and future services.

There is potential for strengthening existing relationships through the Locality Planning arrangements. This provides an opportunity for stronger links between strategic planning, and the assessment of need and demand for housing, health and social care services at locality and local authority level.

There are three Locality Planning Areas, which reflect the main geographical areas served by the HSCP in East Renfrewshire:

- **Levern Valley** (Barrhead, Neilston & Uplawmoor);
- **Eastwood 1** (Giffnock (*part*), Netherlee, Stamperland, Clarkston, Busby, Eaglesham and Waterfoot); and
- **Eastwood 2** (Newton Mearns, Thornliebank & Giffnock (*part*)).

These locality groupings broadly link with the identified housing sub-market areas used for housing and planning purposes locally, which are made up of 2 distinct areas of **Levern Valley** and **Eastwood**. This synergy will be critical in allowing housing, health and social care to develop an improved joint approach to needs assessments, and a strong shared knowledge base to support effective strategic planning at the local level.

As the Integration Authority is bedded in and governance arrangements move through the initial transition period, it is expected that additional opportunities will emerge for the housing sector to influence strategic planning and delivery of services.

As above, the development of our next 5 year Local Housing Strategy in 2016/17 will also afford similar opportunities to health and social care representatives to shape the housing agenda.

### 3. Evidence of Needs and Key Issues

#### Summary Housing Profile for East Renfrewshire

The data and information is taken from multiple sources including national datasets, such as Census returns from National Records of Scotland, Housing Need and Demand Assessment (HNDA) and routinely collated local information.

<b>Population</b>	<ul style="list-style-type: none"> <li>• 91,500 residents</li> <li>• 19% of people aged 65+; by 2020 this will increase to 22%.</li> <li>• 'Older' older people (75+) up by 24.3% from 2012-2022.</li> <li>• 73% of people live in Eastwood, 27% in Lavern Valley –population growth over the last decade concentrated in Eastwood and some decline in Lavern Valley.</li> </ul>
<b>Households</b>	<ul style="list-style-type: none"> <li>• Currently 37,225 households living in the area</li> <li>• One of the most ethnically and culturally diverse areas in Scotland, with significant Muslim and Jewish populations.</li> <li>• People live longer than the Scottish average at 83 (ave.79.7); but the length of people's 'healthy life' is not increasing.</li> </ul>
<b>Household Composition</b>	<ul style="list-style-type: none"> <li>• Single person households increased by 4% from 2001-11 and now account for 30% of households locally.</li> <li>• Although locally we still have the highest average household size in Scotland, this has reduced from 2.54 to 2.42 persons.</li> <li>• Families with children account for 31% of households.</li> </ul>
<b>Economic &amp; Social</b>	<ul style="list-style-type: none"> <li>• 5,610 (9.3% per cent) residents claim one or more type of working age benefit.</li> <li>• 44% of out of work claimants come from Barrhead, despite having just 20% of the working age population.</li> <li>• East Renfrewshire has 8 datazones which are amongst the 20% most deprived areas in Scotland (SIMD 2016).</li> </ul>
<b>Housing Supply</b>	<ul style="list-style-type: none"> <li>• House prices are amongst the highest in Scotland.</li> <li>• Owner occupation accounts for 83%; Private Renting 5%; and Social Renting 12% of homes.</li> <li>• Housing completions have risen recently, with a 57% increase from 2011/12 to 2013/14. Almost three-quarters of homes built were in Eastwood.</li> <li>• 150 affordable homes to rent and buy have been added to the supply since 2012, such as social rented, shared equity etc.</li> </ul>
<b>Housing Support for Specific Housing Needs</b>	<ul style="list-style-type: none"> <li>• 61 temporary homes are currently provided for homeless people.</li> <li>• 1033 Sheltered/ very sheltered and medium dependency social sector homes.</li> <li>• 101 units of accommodation with support provided for a range of needs, including mental health, young people, learning disability etc.</li> <li>• 17% of all dwellings in East Renfrewshire have one or more adaptation(s)</li> </ul>

## **Strategic Housing Need and Demand Assessment**

The second Glasgow and Clyde Valley regional Housing Need and Demand Assessment (HNDA) (May 2015), provides a comprehensive assessment of housing need and demand for the 8 local authorities in the region, including East Renfrewshire. The HNDA has been appraised by the Scottish Government as being “robust and credible”, in line with the requirements of statutory guidance.

The HNDA provides an assessment of the extent and nature of housing need using national and local data sources, in line with Scottish Government’s guidance and HNDA Assessment ‘Tool’. There are four Core Outputs required of the HNDA, the most significant for health and social care relating to the provision of adequate housing which will meet the range of local needs.

The HNDA is complimented by more detailed local analyses generated through the work of the LHS including comprehensive settlement profile information, and evidence papers supporting each of the 6 Strategic Housing Outcomes. These are maintained and updated over the lifespan of the LHS, as fresh data becomes available.

Combined, the HNDA and LHS evidence base should provide the essential housing component of the Joint Strategic Needs Assessment (JSNA) for health and social care, which is the shared evidence base used to inform effective, joint strategic planning for integration.

## **Joint Strategic Needs Assessment**

The JSNA prepared in support of the Strategic Commissioning Plan for East Renfrewshire sets out the critical profile information around population, demographic, economic and social factors at the Local Authority and locality level. It has not taken fully into account the outcomes from the most recent HNDA, May 2015 given timing – and it is recommended that this forms part of the refinement of this statement over the course of 2016/17.

With regard to the housing and related analysis of the JSNA, the following issues are highlighted:-

- A shortage of affordable housing supply generally, including specialist provision;
- The local challenges in preventing housing crisis occurring due to a limited range of housing options for the most vulnerable, e.g. those facing homelessness;
- Issues with affordability of housing, in particular suitable homes to buy, placing pressure on households seeking suitable housing for their needs;
- The predominance of owner occupied housing locally, which has particular implications for capacity to tackle condition issues, fuel poverty and assist independent living;
- The demand for and provision of adaptations, given the increasingly ageing population and those with long term conditions;
- The extent and nature of housing support and health needs for those living in different housing tenures, localities and socio-economic circumstances.

The SCP and JSNA are viewed as living, dynamic documents, with the information which has been used to help plan ahead fully expected to evolve over time. The 3 year SCP will be reviewed annually. It is recommended that the outcomes of the ‘refreshed’ HNDA (2015) are reflected in the developing JSNA. Closely related is the broader recommendation for action to improve the shared housing, health and social care knowledge base locally.

## East Renfrewshire Housing Market

East Renfrewshire is characterised by a very large owner-occupied housing sector with some of the highest house prices in Scotland (ER average **£232,978** Q1: 2014/15; Scotland average £161,122), and a modest programme of new build for social rent (Council or RSL). The pressure on the small existing supply of social rented housing in the area is also increasing significantly. This is leading to longer waiting times for people in urgent housing need, most of whom are seeking smaller 1 bedroom, family size or adapted properties – of which supply is constrained.

Private rented accommodation is also limited and access is limited for benefits recipients due to landlord choice and affordability of rents. Welfare reforms will place additional pressure on this sector. Therefore there are very **limited affordable housing options** for those on low incomes or wholly reliant on welfare benefits. This can disproportionately affect the young, disabled or elderly.

Successive HNDAs have highlighted East Renfrewshire – Eastwood, particularly – as an **area of significant housing pressure** due to the shortage of affordable housing to rent and to buy (but especially homes for social rent), and given housing costs relative to incomes. The **level of need** identified far exceeds the number of new homes that can be built by the Council or housing associations, due to land ownership and funding limitations. This greatly affects **waiting times** for re-housing compared to other local authority areas. The profile of social rented homes – location, size and type – compared to what is required, further limits progress in addressing the housing needs and demands of local people.

Meeting **our obligations to rehouse and support homeless households** is also a critical issue, with up to two-thirds of Council re-lets (excluding sheltered housing) each year going to meet this need. Low numbers of small and suitably adapted homes mean over 30 people at a time are in temporary accommodation or unsuitable housing awaiting an offer.

An increase in the number of households presenting as homeless who have complex support needs presents specific challenges in terms of housing support. Households presenting whose reasons for failure in maintaining their existing accommodation relate to mental ill health, have almost doubled (33 to 63 cases) between 2011/12 and 2015/16, and increased from 12% to 20% of all presentations. Those citing drug or alcohol dependency as a significant factor in the failure of their accommodation, (29 to 41 cases) has also increased over the same time period, increasing from 10% to 13% of all presentations. (Source: HL1 Homelessness Data, Scottish Government Returns, 2016).

The ageing population will continue to place pressure on the need for **aids and adaptations across all tenures**. Additional resources have been allocated over the last year to tackle a backlog in required adaptations to Council homes, with the bulk of grant funding for private sector housing also prioritised towards this. Housing Associations also continue to work to meet adaptations requirements within their own stock using Stage 3 funding.

Additional services offered via **Care and Repair** (e.g. adaptations project management, small repairs, handyman, property advice) provide advice and support to private sector households to help them adapt and maintain independent living in their home. The provision of housing to meet specific needs of the elderly and disabled - in large part Housing Association **very sheltered, extra care and shared accommodation models** – have recently become the focus for remodelling to meet the changing requirements and aspirations of the community. While this remodelling will seek to ‘futureproof’ homes, it requires support via Strategic Housing Investment resources which must be balanced against the use of these to provide new additional homes.



## Addressing Particular Housing Needs

**Older People** - In East Renfrewshire the very elderly population 85+ is set to increase at a higher rate than nationally. By 2031, over 65's will represent a quarter of Eastwood residents and almost a third of Levern Valley residents. To enable people to remain living in the community relies on homes being 'adaptable' over the lifetime households will live there.

**Physical Disabilities** - Whilst the majority of people with restricted mobility looking for housing services to meet their needs are older; we have seen a substantial number of younger adults and families with children with physical disabilities who also require assistance either to adapt their current home or to rent / buy suitable accommodation.

**Dementia** - The number of people with dementia in Scotland is expected to double between 2011 and 2031, presenting a number of challenges for housing, care and support services. Most people with dementia live in the community, initially supported by relatives and friends, and latterly by health and social work. This requires equipment, adaptations, care or housing support to enable them to remain independent. Policy is 'shifting the balance of care' to support people to remain at home independently for as long as possible, rather than in care homes or hospitals. Providing the right housing and support at the right time will prevent crisis and unplanned hospital admissions.

**Learning Disability** - Adults with a learning disability in East Renfrewshire represent 4.5 adults per 1000. A high proportion of people with autistic spectrum disorder live locally (16.5%; 14% nationally), heightening the complexity of housing and other needs. Higher than average numbers also live in shared accommodation (29%; 19% nationally), and the re-design of current accommodation and support services increases pressure to find suitable alternatives within mainstream housing. The Isobel Mair School in Newton Mearns sees an increasing number of families whose children attend naturally looking to settle locally, and this will impact on future numbers of adults with learning disabilities living locally.

**Young and 'Looked After' People** - Of 375 homeless applications in 2014/15, 98 were from 16 - 24 year olds and 7/8 special case referrals were made for young people moving on from Connor Road (Young Persons Supported Accommodation). Figures suggest the established joint protocol panel referrals will be around 12 new cases and existing cases requiring accommodation each year.

**Vulnerable Homelessness Households** – Homelessness is a crisis situation and is exacerbated by ill-health, addictions and vulnerability. To prepare for independent living and prevent repeat homelessness, households are offered a tailored package of support. 49 homeless households received support in 2014/15. However, support needs most prominently include mental ill health; physical disability; and drug/ alcohol dependency. A lack of basic independent living skills is the biggest support need identified. These factors can play a significant part in the choice and quality of housing households live in, combined with low income, dependency on benefits and in many cases chaotic lifestyles. To achieve tenancy sustainment we must work jointly to address housing and support needs holistically.

**Refugee Resettlement** – The commitment to resettle refugees locally is led by the Council's Environment department. The medical and support needs of those families resettled to date have been understated. Work ongoing to consider the resettlement unaccompanied young refugees in the near future will also add to these pressures. These must continue to be managed and responded to on a multi-agency basis.

## 4. Shared Outcomes and Service Priorities

### Shared Outcomes

The Housing Contribution Statement is expected to provide a 'bridge' between the SCP and LHS, with the expectation a seamless strategic process develops focus on shared outcomes, priorities and investment decisions that positively contribute to health and well-being.

The nine National Health and Wellbeing Outcomes to be delivered through integration provide a clear driver for this process. Those outcomes of particular importance in reflecting the housing contribution to strategic planning for health and social care are:

National Health & Wellbeing <b>Outcome 2</b>	People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community
National Health & Wellbeing <b>Outcome 9</b>	Resources are used effectively and efficiently in the provision of health and social care services

East Renfrewshire's LHS reflects a significant range of guidance, policy and legislation formed over a number of years, and which goes well beyond the 'bricks and mortar' to cover the support, advice and prevention aspects of housing related services. This is in parallel to the agenda for integration of adult health and social care services, legislated for under the Public Bodies (Joint Working) (Scotland) Act (2014), and built on similar body of knowledge for health and social care services.

The draft LHS (2017-2022) strategic outcomes therefore reflect and align across the published National Health and Wellbeing (NHW) Outcomes framework, and in particular outcomes 2 and 9. There are 4 LHS Priorities with accompanying intermediate outcomes, all of which are relevant, but the most critical to this process are outlined below. These outcomes also 'fit' with the priorities set out in East Renfrewshire's **Single Outcome Agreement**.

LHS <b>Outcome 3.1</b>	Our vulnerable residents are able to live as safely and independently as possible in the community, and have control/ with appropriate care and support.
LHS <b>Outcome 3.2</b>	Support is available to those who require it, to prevent housing crisis and find sustainable housing solutions.
LHS <b>Outcome 4.1</b>	People can access the information they need about our services, to make informed choices about their housing options.

The context of change through integration, both organisational and strategic, provides opportunities to develop closer links with the LHS to support this process. This is particularly relevant to areas of shared priority.

## Shared Priorities

A range of priorities were agreed with partners during development of the draft LHS to deliver on the shared outcomes. **These are summarised below.** These are the activities agreed for prioritisation amongst housing providers, health and social care services to deliver on the homes and support services local people require.

Investing in Existing Homes	<ul style="list-style-type: none"> <li>• Prioritising resources and grant assistance for aids and adaptations across housing tenures.</li> <li>• Supporting greater use of assistive technologies, e.g. Telecare/ Tele healthcare.</li> <li>• Reviewing housing with support models for older people and learning disabilities, to determine the most appropriate models to meet future needs.</li> </ul>
Building new homes	<ul style="list-style-type: none"> <li>• Ensuring new homes across tenures are suitably designed homes to respond to a range of needs both now and in the future.</li> </ul>
Advice & Information	<ul style="list-style-type: none"> <li>• Providing housing options information and advice - both on finding a home and help to remain at home - with clear and relevant advice for specific groups.</li> </ul>
Assisting	<ul style="list-style-type: none"> <li>• Targeting Care &amp; Repair and Small Repair services at those in greatest need.</li> <li>• Prioritising available resources and support to those households affected by poor housing condition and fuel poverty.</li> </ul>
Supporting	<ul style="list-style-type: none"> <li>• Reviewing with Housing Associations the role of 'extra care' support provision in adapting to changing needs and reducing moves from settled accommodation.</li> <li>• Considering how we use preventative services more effectively to support "active ageing".</li> </ul>
Partnership working	<ul style="list-style-type: none"> <li>• Planning effectively together to meet future housing and care needs.</li> <li>• Working in partnership to increase our efficiency in assisting vulnerable households and supporting them to remain at home or in a homely setting.</li> <li>• Improving accommodation and support outcomes for young /'looked after' people by developing a range of accommodation solutions and clear referral pathways.</li> </ul>

These shared priorities as identified in the LHS 2017-2022, and previous LHS', continue to feature strongly in strategic and operational joint working between Housing, Health and Social Care services locally.

## 5. Housing Related Challenges and Required Improvements

The LHS sets out the main challenges faced in developing and delivering housing and support services suitable and responsive to local needs. Broadly these reflect national social, economic and demographic and policy priorities, but also the specific local challenges faced. Preceding sections have illustrated these, but a summary is given below:

### **Contextual Challenges:**

- The ageing population, particularly very elderly and those living with poor health, presents a real challenge in terms of increasing demand for independent living solutions and focused support services.
- The significant proportion of households living in privately owned or rented housing limits the capacity of the Council to support and target preventative measures. This is reflected in the demand for private sector adaptations and our capacity to respond to this.
- Pressures on national and local budgets currently and in the future are a challenge, at a critical time in shifting resources from reactive to preventative services.
- The impacts of Welfare Reform and Universal Credit will be particularly challenging for housing providers in terms of housing affordability and the continued provision of supported accommodation.
- Pressures arising from the resettlement of refugees within our local communities, who are some of those most impacted by housing sustainability and health challenges.

### **Actions**

- Using the outcomes of the current review of adaptations to improve efficiency in how we identify needs, direct resources and quantify outcomes for individuals in need of support.
- Continuing to prioritise available funding towards the provision of adaptations to those in most need.
- Improving responsiveness to local needs by making best use of additional supports e.g. dedicated Housing Options Advice, and voluntary sector services.
- Monitoring the impact of benefit changes on the most vulnerable tenants, to ensure that adequate support and signposting is in place to avoid housing crisis occurring.

### **Anticipatory & Prevention Challenges:**

- Supporting an increasing older population, many with long term health conditions and dementia; a notable proportion of households who have complex learning disabilities and additional support needs - to achieve independent living.
- A corresponding requirement to respond by adapting and building a sufficient supply of homes to meet these needs and to promote the development of 'lifetime' homes across housing tenures.

- Meeting our duties to respond to the needs of those most vulnerable – i.e. homelessness, ‘looked after’ – by working together to address the combined package of support required.
- Successful transition from a reactive to preventative approach which relies critically on good quality advice, support and early intervention.

**Actions**

- The need to plan jointly for technological advancement which will ‘future proof’ homes is critical, in particular preparatory work required for new housing developments and recognising the role of housing investment funding in this.
- Development of the Council’s ‘housing options approach’ and HSCP ‘community conversations’ approach to help prevent homelessness and empower through access to adequate information, advice and support on the range of services available locally. Connectedness of these two approaches will be critical in achieving improvements in housing, health and wellbeing outcomes.
- Evaluating and rolling out the “Champions” approach to joint service provision – e.g. Corporate Homeless Champions, Champions Board for Care Experienced Young People – to improve staff awareness and promote our corporate responsibilities.

**Knowledge & Planning Challenges**

- Improving our joint knowledge and data sharing on the health and housing circumstances of the population is required to ensure this is factored effectively into future needs planning across housing, health and social work.
- A range of information is held about individuals needs across Council, HSCP and partner systems and files. Particular challenges relate to protocols for recording, accessing and sharing data across and within sectors.

**Actions**

- A commitment to look jointly at data available across systems to build the profiles of High Resource Individuals, and consider collectively how to improve our response to the needs of these individuals.
- Sharing of the local outcomes of the national “Health 2 Homelessness” Data Analysis project.
- Locality Planning Arrangements could provide a prime opportunity to jointly support the ongoing development of both responsive and preventative services in local communities by dispersing up to date knowledge and progress.
- Existing collaborative arrangements such as the Young/ Looked After Persons Protocol and Learning Disability Case Review Panel should also continue to be built upon to promote effective joint planning for critical cases at the service delivery level.

## 6. Resource and Investment Requirements

### Delegated Functions and Housing Resources

The budget for housing and related functions are delegated to the Integration Joint Board in accordance with the legislation set out in the Public bodies (Joint Working) (Scotland) Act 2014.

The budget for 2017/18 has increased to reflect additional funding in Housing Adaptations in recognition of the actual level of expenditure incurred in 2015/16 in this area. Discontinuation of the Garden Assistance Scheme was an identified Council saving which was achieved in 2015/16.

Housing Services – Delegated		2015/16 Actual (£m)	2016/17 Budget (£m)	2017/18 Budget (£m)
<b>Housing Adaptations</b>				
➤ General Fund		0.312	0.245	0.345
➤ Housing Revenue Account		0.268	0.208	0.230
<b>Care and Repair/ Small Repairs</b>				
➤ General Fund (Revenue)		0.176	0.158 (Contract until 31.10.2017)	0.155
<b>Garden Care</b>				
➤ General Fund		0.000	0.00	0.00
<b>Total</b>		<b>0.756</b>	<b>0.611</b>	<b>0.73</b>

### Other Housing Resource Commitments

In addition to identified budgets above, other resource commitments are made via housing services to delivering shared priorities. These are set out below:

**Investing in New and Existing Homes** - Through the LHS and Local Development Plan, housing providers and the Council's Planning service work closely to ensure a proportion of wheelchair / accessible housing is provided in new affordable housing developments, with all socially rented homes meeting Housing for Varying Needs standards. The introduction of the 2010 Building Standards will also continue to raise standards and accessibility in new private homes built locally. In terms of increasing housing supply, we encourage innovation in proposals for housing development that increase choice for local people to rent or buy without reliance on public subsidy, and prioritise investment funding towards maximising delivery of social rented homes. Significant investment has been made by the Council and Housing Associations to bring existing housing stock up to the Scottish Housing Quality Standard by 2015. This will ensure tenants continue to live in good quality, warm, dry homes for the future – reducing the impacts of health and financial inequality among those living in the sector.

**Advice, Information & Assistance** - Bespoke housing information and advice service for older / disabled people is available via a dedicated housing officer within the Council's Housing Service to help access suitable housing options and adaptations, housing support etc. to help people move or remain independent within their home. The current roll out of a 'housing options approach' for all customers will be a further opportunity to better meet particular housing needs across tenures and prevent homelessness occurring.

Care and Repair / Small repairs services currently offer broad-ranging advice, support and assistance to older people to help repair and maintain their homes effectively and increase their safety and wellbeing by reducing potential hazards which could potentially contribute towards slips, trips and falls. Currently cases in "critical" need of an adaptation are considered for financial assistance and help from Care & Repair to project manage the works. Ideally the unmet needs for adaptations of 'non-critical' cases should be assessed, and a broader package of advice used to allow a preventative approach to addressing needs.

**Providing Support** - The Housing Support services provided via the Housing Service are of high quality, contributing to improving wellbeing and choice for people using them. The Care Inspectorate has awarded 'very good' and 'excellent' ratings to our housing support services over the last 5 years.

Our Youth Supported Accommodation and Outreach Support service has been in place for 7 years, supporting up to 40 young people in the community. Housing Services also introduced support for first 6 months of each council tenancy (all new tenants) in 2015, to aid crisis prevention and help assess support requirements at an early stage.

**Partnership Working** - Increasing demand for financial assistance for major adaptations from private owners and renters will continue as elderly population keeps growing. OT, Care & Repair and administrative capacity would be needed to service any increased budget.

The use of resources currently available via telecare / tele healthcare should be addressed collaboratively, to ensure innovation in housing design and the use of assistive technology can be factored in effectively to the 'futureproofing' of new and existing homes.

## 7. Beyond 2017 - Monitoring and Review

Actions to address the challenges and priorities, as set out in this Housing Contribution Statement, will feature both as part of the current and emerging Local Housing Strategy (LHS) and the Strategic Commissioning Plan (SCP).

Progress will be reviewed jointly, through the LHS monitoring and review processes for continuous improvement, and as part of the strategic governance arrangements, as set out in the SCP.

## 8. Consultation on Housing Contribution Statement

The Housing Contribution Statement has formed part of the wide consultation on the Local Housing Strategy. In addition a draft copy of the statement has been shared with Housing Providers for comment.

BLANK PAGE