



<b>Meeting of East Renfrewshire Health and Social Care Partnership</b>	Integration Joint Board
<b>Held on</b>	17 August 2016
<b>Agenda Item</b>	6
<b>Title</b>	Housing: Aids, Adaptations and Support Services
<b>Summary</b>	
<p>This paper updates the Integration Joint Board on its delegated responsibilities for housing aids and adaptations and housing support services. The local agreement is that Housing Services within the Council's Environment department will retain operational responsibility for delivery of adaptations, albeit under the direction of the Integration Joint Board in line with the Strategic Plan.</p>	
<b>Presented by</b>	Candy Millard, Head of Strategic Services
<b>Action Required</b>	
<p>Integration Joint Board members are asked to note the contents of the report.</p>	
<b>Implications checklist – check box if applicable and include detail in report</b>	
<input checked="" type="checkbox"/> Financial	<input type="checkbox"/> Policy
<input type="checkbox"/> Efficient Government	<input type="checkbox"/> Staffing
<input type="checkbox"/> Legal	<input type="checkbox"/> Property
<input type="checkbox"/> Equalities	<input type="checkbox"/> IT

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**EAST RENFREWSHIRE INTEGRATION JOINT BOARD**

**17 AUGUST 2016**

**Report by Julie Murray, Chief Officer**

**HOUSING: AIDS, ADAPTATIONS AND SUPPORT SERVICES**

**PURPOSE OF REPORT**

1. To update the Integration Joint Board on its delegated responsibilities for housing aids and adaptations and housing support services.

**RECOMMENDATION**

2. Integration Joint Board members are asked to note the contents of the report.

**BACKGROUND**

3. The Public Bodies (Joint Working) (Scotland) Act 2014 established the legal framework for integrating health and social care in Scotland. The Act required each Health Board and Local Authority to delegate some of their statutory functions, and associated budgets, to their Integration Authority (Integrated Joint Board).
4. The functions to be delegated by local authorities were outlined in the Public Bodies (Joint Working) (Prescribed Local Authority Functions etc.) (Scotland) Regulations 2014'. This included some housing functions that must be delegated and some that may be delegate to the Integration Joint Board.
5. The reason given for the inclusion of housing services in requirement to delegate services is that 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 was 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.
6. The agreement for East Renfrewshire, which is set out in our Health and Social Care Partnership Integration Scheme, was to delegate the minimum requirements in relation to housing. These are services involving equipment and adaptations, and housing support services provided to individuals as, or in conjunction with personal care or personal support services.
7. This report gives further details of this delegation and local agreements for planning and operational service delivery.

## REPORT

### Aids and Adaptations

8. A helpful advice note relating to aids and adaptations has been produced by the Scottish Government. It gives a standard definition for 'Aids and Adaptations':
 

*'any alteration or addition to the structure, access, layout or fixtures of accommodation, and any equipment or fittings installed or provided for use in accommodation, for the purpose of allowing a person to occupy, or to continue to occupy, the accommodation as their sole or main residence'*
9. The delegation to the Integration Joint Board includes the duty to assess for an adaptation; planning for adaptations along with the budgets for adaptations, (both private sector grants and adaptations for Council tenants).
10. Integration Joint Board also has powers and associated budgets delegated for the planning and delivery of advice and assistance to housing associations (RSLs) in relation to adaptations. (This provision has not been used locally and there is no allocated budget).
11. Assessments for adaptations whether private sector or ERC tenants (as well as for equipment) are undertaken by occupational therapists in the Health and Social Care Partnership. Waiting times are for an available OT to visit and assess a client at home are managed by the HSCP.
12. The assessment is used to determine if the person's needs are 'Critical', 'Substantial' or 'Moderate'. Currently funding is only made available for adaptations for those whose needs are deemed to be 'Critical' by HSCP staff undertaking assessment. Housing Services assess the feasibility of the work required to the property and make the appropriate arrangements subject to funding availability.
13. The Scottish Social Housing Charter as required by the Housing (Scotland) Act 2010 sets the standards and outcomes that all social landlords should aim to achieve when performing their housing activities. This includes measuring the percentage of approved medical adaptations and average time to complete these.
  - 90% of minor adapts in 2015-16 have completed within 12 weeks.
  - 68% of major adapts in 2015-16 have completed within 6 months.
14. Our local agreement is that Housing Services within the Council's Environment department will retain operational responsibility for delivery of adaptations, albeit under the direction of the Integration Joint Board in line with the Strategic Plan.
15. The duty to provide grants of 80% or 100% for those living in their own homes, who are assessed as needing adaptations (under the terms of the Housing (Scotland) Act 2006, and the associated Regulations) is delegated to the Integration Joint Board. Therefore, the planning for, and delivery along with the associated resource, will be the responsibility of the Integration Joint Board. There is also still a duty to provide advice and assistance under the Scheme of Assistance for those ineligible for grant.
16. Operationally a Private Sector Housing Officer reviews and processes the grant paperwork and also provides a Housing Options Advice Service. The latter service is designed to contribute to the prevention agenda, by providing advice and assistance where an adaptation is not the most appropriate option and / or where re-housing may prevent or reduce the need for adaptations. Housing Services will continue with the operational responsibility for delivering this service.

17. Care & Repair Renfrewshire provides project management assistance with grant funded adaptation works to assist clients (this includes assistance with grant paperwork, liaising with contractors and carrying out inspections of the works). Care & Repair Renfrewshire also currently provide a small repairs and handyman service to older and disabled people living in their own homes. This is a contracted service which runs until October 2017 and the contract is managed through Housing Services.

### **Housing Support**

18. The Act requires housing support services '*provided to individuals as, or in conjunction with personal care or personal support services*' to be delegated.
19. These services originally were developed using dedicated Supporting People funding, with a landlord (such as a housing association for example), or other provider such as a voluntary organisation providing advice and help to make it easier for vulnerable people to maintain their independence in their home. Supports included advice with managing money and payment of rents and other bills; assistance in following the rules of a tenancy, and being a good neighbour.
20. Over time the majority of these services have moved from block arrangements to personalised individual supports, where it is very difficult to disaggregate the care and housing support elements. The HSCP care and support budgets are no longer separate but combined for each care group. The Integration Joint Board will direct this resource as part of the overall care group budgets and associated strategic commissioning plans.

### **Professional Housing Advice to the Integration Joint Board**

21. Through the Integration Scheme East Renfrewshire Council agreed that the relevant Council lead responsible for the local housing strategy and the non-integrated housing function would routinely liaise with the Chief Officer. This takes place through a regular joint meeting between the management teams of the Health and Social Care Partnership and Environment Department
22. In addition the Head of Environment (Housing and Property Services) can offer professional housing advice to the Integration Joint Board in the relation to those areas housing delegated to the Integration Joint Board and provide information about wider strategic housing matters retained by East Renfrewshire Council.

### **Housing Contribution Statement**

23. Staff from the Health and Social Care Partnership and Housing Services have been working on a Housing Contribution Statement, which outlines how the housing sector can support delivery of integrated health and social care services. This will be brought to a future meeting of the Integration Joint Board.

## Improvement Activity

24. The HSCP and Housing Services have agreed to commence a joint piece of work with Healthcare Improvement Scotland support to explore the potential for streamlining and improving the assessment and processing of requests for adaptations. Healthcare Improvement Scotland is funded by Scottish Government to provide improvement support to Health and Social Care Partnerships

## FINANCE

25. The budgets for aids and adaptations formerly held within ERC housing are
- £225k Private Sector Housing Grant
  - £222k Housing Revenue Account (capital)
26. There are also associated costs with the delivery of adaptations and related services e.g. Care & Repair Renfrewshire (£155,000pa) and employment of Private Sector Housing Officer.
27. As required by legislation the funding for this function is delegated to the Integration Joint Board, with the appropriate direction back to the Council to deliver the services. Whilst it is acknowledged that the day to day operation of these budgets remain unchanged the IJB must ensure strategic direction reflects demographic changes, the shift in the balance of care, the preventative agenda and influence the related funding decisions for this function.
28. The operational budgets will remain with the environmental department of the Council with periodic reporting to the Integration Joint Board with annual budget and spend consolidated within the Integration Joint Board annual accounts and performance reports.

## CONCLUSION

29. Strategic planning and budgets for housing aids and adaptations have been delegated to the integration Joint Board. Operationally this work will continue to be managed by Housing Services. The HSCP and Housing Services have agreed to commence a joint piece of work with Healthcare Improvement Scotland support to explore the potential for streamlining and improving the assessment and processing of requests for adaptations.

## REPORT AUTHOR AND PERSON TO CONTACT

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**BACKGROUND PAPERS**

A separate advice note relating to aids and adaptations has been produced by the Scottish Government and is available at

<http://www.gov.scot/Publications/2015/04/9832/downloads>

**KEY WORDS**

Housing; aids, adaptations; delegated functions; Public Bodies Joint Working Scotland Act 2014

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