



Clackmannanshire Council's Housing Contribution Statement

2016 - 2019



Health and Social Care Integration Strategic Plan

Clackmannanshire and Stirling Health & Social Care Partnership Strategic Plan

Clackmannanshire Council's Housing Contribution Statement 2016/19

The Partnership's Strategic Plan describes in the following terms the importance of joint working with Strategic Housing Authorities:

Housing providers have for many years contributed positively to improving health and well-being across our communities. It is not only about enabling independent living for people, but also being more effective in helping to prevent admissions to hospital, alleviating delayed discharge and contributing to tackling health inequalities affecting the population.

This is taken very seriously in Clackmannanshire and the Council's Local Housing Strategy, which sets out the future priorities for housing in the area, has a vision **that every household in Clackmannanshire should have access to a good quality and affordable home, with advice and support services that meet their need.**

Overall, to achieve improved health and social care outcomes across the population, it is important that Integration Authorities and Strategic Housing Authorities work closely together on key aspects of housing support including:

- Assessing the range of housing support needs across the population and understanding the link with health and social care needs;
- Identifying common priorities that are reflected in both the Local Housing Strategy and the Strategic Commissioning Plan;
- Identifying and making best use of resources to meet the housing support needs of the local population.

The format of the Housing Contribution Statement is specified by Scottish Government in its Housing Advice Note¹.

This is Clackmannanshire's Housing Contribution Statement. There is a separate plan for the Stirling area.

For the future, we are committed to developing a joint Housing Contribution Statement for Clackmannanshire and Stirling.

¹ The Housing Advice Note was published in September 2015 and is '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'.

1. The role of the local housing sector in the governance arrangements for the integration of health & social care.

Clackmannanshire Council's Housing Service is represented on the Health and Social Care Integration Strategic Planning Group, and the Council also has Councillor representation on the Transitional Board of the Partnership.

Housing officers from both Clackmannanshire and Stirling Councils meet with colleagues from Social Services and NHS in the joint Stirling and Clackmannanshire Housing Contribution Group, which has the remit to compile the Housing Contribution Statement, working with partners and colleagues to identify relevant resources, needs, priorities and challenges for housing services. The Group is supported by the Joint Improvement Team. Registered Social Landlords (Housing Associations) are consulted to ensure their views are included within the work of the Group.

Wider consultation in Clackmannanshire generally takes place through:

- The Community Planning 'Alliance' framework, which brings together the wide range of community partners
- The Private Sector Adaptations Review Panel, which involves Occupational Therapists and private sector housing officers
- Council housing adaptation group
- Focus sessions as required with individual groups

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

Connection between Strategic Needs Assessment (SNA) and Housing Needs and Demand Assessment (HNDA)

The SNA and HNDA both identify a number of trends in the needs of specialist groups for accommodation and support

The main housing-related issues and gaps in the joint evidence base are described in the Table below

Older people	<p>The 2012 based projections show that between 2012 and 2037:</p> <p>The overall population in Clackmannanshire is projected to decrease by 2%, around 1,200 people, over the next 25 years. This is a reverse of the 2010 predictions that showed an overall increase of 6,800 people. Net outward migration is greatest amongst 16-29 year olds - this has a major effect on population balance as the future population gets older.</p> <p>A net average of 169 people between the age of 0 - 44 left Clackmannanshire each of the past 2 years. 26 more people 65+ came into the area than left. This trend points to a significant long term increase (over the next 25 years) of 79% of over 65 year olds and 126% of people over 75 years.</p>
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	<p>There are 5 registered care homes for older people in Clackmannanshire with 233 places, 196 of whom are long stay residents (Scottish care home census March 2014). Data from the 2014 Scottish Care Home Census indicates that 68% of all residents of care homes within Clackmannanshire required nursing care and 32% had a diagnosis of dementia.</p> <p>There are 176 sheltered flats and bungalows in the area, providing warden care on site.</p> <p>The Council's newest housing development will provide 21 amenity bungalows and flats by early 2016. All other housing developments are capable of meeting the needs of older people with a high level of accessibility as standard.</p> <p>Figures suggest that around 13% of over 75 year olds suffer from dementia.</p>
<p>People with physical disabilities</p>	<p>At least 1,691 people of all ages in Clackmannanshire were assessed as having a physical disability last year. According to census information 2011, just over 5,000 of all ages classed themselves as having some kind of physical disability.</p> <p>Over the council area, there are around 31 wheelchair properties owned by housing associations and the Council has 2 wheelchair and 37 ambulant disabled properties.</p> <p>285 approved medical adaptations were carried out in the Council's stock in 2014/15. There were 22 grant assisted major adaptations carried out in the private sector in 2014/15.</p> <p>There are around 1,600 pieces of adaptation equipment in use across Clackmannanshire.</p>
<p>People with learning disabilities</p>	<p>156 people in Clackmannanshire completed a community care assessment due to learning disabilities.</p> <p>In Clackmannanshire there are 10 supported places for clients with learning disabilities.</p> <p>New Struan School caters for autistic children and has several residential places for children coming from outwith Clackmannanshire.</p> <p>More information needs to be gathered on the number of people with learning disabilities who rely on the support of their ageing carers.</p> <p>There are 3 care homes located in the Clackmannanshire area for people with learning disabilities.</p>
<p>People experiencing mental health difficulties</p>	<p>161 people in Clackmannanshire completed a community care assessment last year due to mental health issues. There is often a link with mental health issues and homelessness and the Council offers support service to allow people to live in their own tenancy.</p>

<p>People affected by drug and alcohol misuse</p>	<p>There are services within the statutory and voluntary sector in Clackmannanshire offering the full range of treatment and interventions to support the recovery of those affected by alcohol and/or drugs. These services are available for adults and young people and a family support service for substance misuse is also available.</p> <p>The number of people with alcohol related brain disorder (ARBD) and other drug and alcohol related problems is increasing. This can lead to a range of housing issues including homelessness, anti-social behaviour and problems with tenancy sustainment, all of which require additional housing support options.</p> <p>Forth Valley Alcohol and Drug Partnership is carrying out work to see if the lives of those with ARBD can be improved by giving them a timely diagnosis and tailor made care plan.</p>
<p>Survivors of domestic abuse</p>	<p>There are 2 self contained units that are used for families fleeing domestic abuse.</p>
<p>Vulnerable young people:</p>	<p>Children and young people coming out of care are not part of the Integration Authority, but these issues are highlighted as a priority because they inevitably overlap with other services and are important to prevention of future problems.</p> <p>Young people coming out of care who require housing are placed in temporary accommodation until a permanent place can be found. Support is provided from social services, through-care, after-care team.</p> <p>Young people taking on their first tenancy will be supported by the housing support team to help sustain the tenancy.</p>
<p>Black & minority ethnic communities :</p>	<p>According to research carried out in 2007, the size of the ethnic minority community in Clackmannanshire is around 1,100, the 2011 census shows 1,900 people coming from black & ethnic minority backgrounds.</p>
<p>Travelling Community</p>	<p>Clackmannanshire has a site with capacity for 17 travelling families, including a pitch suitable for a wheelchair user. The site is rarely full.</p>

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

The nine national health and well-being outcomes are:

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| 1 Healthier living | People are able to look after and improve their own health and wellbeing, and live in good health for longer. |
| 2 Independent living | People, including those with disabilities, long-term conditions, or who are frail, are able to live as far as reasonably practicable, independently at home, or in a homely setting, in their community. |
| 3 Positive experiences and outcomes | People who use health and social care services have positive experiences of those services, and have their dignity respected. |
| 4 Quality of life | Health and social care services are centred on helping to maintain or improve the quality of life of service users. |
| 5 Reduce health inequality | Health and social care services contribute to reducing health inequalities. |
| 6 Carers are supported | People who provide unpaid care are supported to look after their own health and wellbeing, including to reduce any negative impact of their caring role on their own health and well-being. |
| 7 People are safe | People who use health and social care services are safe from harm. |
| 8 Engaged workforce | People who work in health and social care services are supported to continuously improve the information, support, care and treatment they provide, and feel engaged with the work they do. |
| 9 Resources are used effectively and efficiently | To deliver Best Value and ensure scarce resources are used effectively and efficiently in the provision of health and social care services. |

Clackmannanshire's Local Housing Strategy (LHS) 2012-17 has a vision that every household in our area should have access to a good quality and affordable home, with advice and support services that meet their needs. This is pivotal to the health and wellbeing of our citizens. The Housing Strategy therefore supports the improvement of these social care services and health outcomes.

The Health and Social Care Integration framework will support partners to come together in a focussed way, to agree the key shared priorities. Essential to this will be the development of the Integration Authority's Strategic Needs Assessment, which will provide more detailed and accurate information to inform the necessary improvements to service delivery. Shared priorities will include sharing data, faster assessment, reshaping care for older people and integrated delivery of services.

The 8 priorities identified in the Housing Strategy, and their outcomes, detailed below, contribute to these national outcomes, but particularly to outcome 2: Independent Living, outcome 4: Quality of Life, outcome 7: People are Safe and outcome 9: Resources are used effectively and efficiently.

Priority	Outcome	Activity
New Housing Supply	Quality affordable housing is maximised	We will continue to develop and implement innovative and flexible models for providing cost effective new housing, and maximise the amount of housing across all tenures.
Best Use of Existing Housing	The housing we already have is optimised and effective in providing choice and meeting need	We need to use the housing we already have to maximum effect to ensure we can cater for the diverse needs of the growing number of households. We need a diverse housing system so that people have more control and more choice. Our 'Housing Options' approach will enable us to meet housing need and help to prevent housing crises, with a wider range of solutions which will help us to use stock more effectively, and we will continue to look at allocations policies and nomination arrangements to make sure those most in need can be prioritised. We consider the scope to alter Council and housing association properties to better suit demand.
Homelessness	Homelessness is reduced and homeless and potentially homeless households have access to effective and appropriate housing options	We aim to target resources at prevention to provide better outcomes for people and reduce the need for costly crisis intervention. All evidence nationally points to crisis prevention being the most effective method in dealing with homelessness and requires a multi agency approach, including education, voluntary and employability services. A focus is needed on services to young people (although not all are part of the Integration Authority in this partnership), single people and on prevention, as with the development of the Housing Options service. It is important to target resources to help people stay in the tenancies they already have. The average cost to the Council of a failed tenancy for a family, and resulting homeless application, can be up to £25,000. Offering support services, such as basic living skills and money and benefit advice, will help to prevent tenancies failing. We undertake an assessment of support needs for all households applying as homeless ensuring that support needs are established early, so that services can work together to ensure a good housing solution for clients.
Support for Independent Living	Those requiring assistance to live independently at home have access to effective housing support	Through 'Reshaping Care for Older People', Council, Health, Voluntary and Independent Sector colleagues are working together to establish how best to provide services for our older people. In line with the national 'Getting It Right For Every Child' (GIRFEC) principles and our Corporate Parenting Strategy, we need to ensure that there is suitable housing available for vulnerable young people, including supported housing. We will target services to support young people and give them the skills necessary to live independently. Many young people need help with basic living skills, including budgeting and cooking. Some also need support with mental health, alcohol and drug related issues. A high number of young people who have a tenancy end up leaving within the first year. For some, intensive support is required and there can be issues with isolation and getting young people to engage. For others, more general support or information and advice, including preparing for a tenancy, is needed. The Council's Housing Management service has established an initiative to

		<p>work directly with young people coming through the care route, to ensure they receive the support they need to sustain their tenancy and live independently. (in relation to children and young people, the Integration Scheme refers to adults aged 18 years and over - children's legislation extends the responsibility of councils' children's services for young people leaving care/aftercare).</p> <p>We are monitoring the length of time people stay in their tenancies and can now identify people who may be at risk of tenancy failure when they receive an offer of a house. We have adopted person centred services involving a full assessment of vulnerability and early identification of support needs and potential risks to a tenancy. This means that more intensive support can be targeted to these households to help them to sustain their tenancy, reducing the number of abandonments and preventing homelessness.</p> <p>The Housing Support service targets people with multiple and complex needs who are homeless or at risk of homelessness. With the rise in the number of people with multiple and complex needs, the delivery of support will remain a central priority in the coming years.</p> <p>Work needs to continue to improve referral processes and information sharing between services</p>
Specialist Housing	People have access to specialist or adapted accommodation where there is an assessed need	<p>Specialist housing ranges from mainstream housing with major adaptations to housing for specific client groups. Smaller, minor adaptations can also allow people to continue to live in their own homes. There is a lack of variety of specialist accommodation in Clackmannanshire. Most is provided by the Council and RSLs and ranges from amenity and sheltered housing to more specialist accommodation suitable for people with learning disabilities and wheelchair accessible housing. Of the 812 properties available, the vast majority are for older people with only 32 (4%) for people with learning disabilities and 33 (4%) for people with a physical disability. Few purpose built specialist accommodation units have been provided in recent years.</p> <p>Of the 354 registered care places available throughout Clackmannanshire, the majority are for older people. Around one quarter are for people with complex needs and one quarter for people with learning disabilities, many of these being older people. There are very few places for people with mental health issues and young people.</p> <p>Adult care figures have shown an annual increase in the number of people with learning disabilities over the last few years. Many are now in their late 40s and 50s with very elderly carers and who have never lived on their own. Many may also have more complex needs due to their increasing age. This will present challenges in the future as we will need to provide accommodation that will suit this ageing client group. We will also need to enable young people with learning disabilities to become independent as early as possible so that they can plan for their future and we can develop services and plan housing provision accordingly.</p> <p>A Clackmannanshire and Stirling Housing and Social Services Strategy identified ways to improve services and specialist accommodation provision across both councils. A work programme is underway and specialist housing will be delivered on all appropriate new housing developments.</p>

		<p>There remains an issue around notification of discharge from hospital and often unrealistic expectations, from customers and professionals, of what housing providers can deliver, particularly within short timescales invariably involved.</p> <p>In 2011/12, 44% (235) of all applicants assessed as homeless were young people, many of whom lack the skills necessary to sustain a tenancy. Approximately one fifth of them do not sustain a tenancy beyond 1 year and some return as repeat homeless applicants. We also have young people coming through the care system who have high tenancy failure rates.</p> <p>There is a need for further accommodation with support, such as the new project at Hallpark, to help this vulnerable group live comfortably and safely in the wider community. Interim supported accommodation, where young people can learn skills necessary to maintain a tenancy and live independently, either on their own or with someone else, will reduce tenancy breakdown.</p> <p>Further close working with Social Care and Health services and the independent and third sectors is required to define need, identify gaps in supply, deliver the right type of housing required and improve communication to ensure a co-ordinated approach to assessment of housing need. With Health and Social Care integration and the shift to community based support, we will agree models of accommodation that allow independence with support onsite or nearby.</p> <p>The Private Sector Stock Condition survey (2009) suggests that there are around a further 194 households in the private sector requiring a major adaptation. The number of major adaptations carried out in the public sector has fluctuated over the last 5 years but, since 2010, the number and cost has continued to increase. As a statutory requirement, adapting housing in both the public and private sectors will be an ever increasing priority and a challenge to resource. With the growing demand for adaptations there is an increasing cost and complexity of adapting existing housing. We are faced with substantial costs for redesigning existing houses, often requiring extensions to deliver the extra space needed, and consideration needs to be given to the policy of adaptation compared with relocation.</p> <p>The Council does not currently provide any short-stay gypsy traveller halting sites, having assessed and analysed the potential need for such sites. Historically, we have not had a serious problem with unauthorised encampments. The Council rarely has a waiting list for available pitches at its own site and occupancy remains consistent throughout the year. Recent experience suggests that there may be a move towards the national trend for smaller sites. We will keep the situation regarding need under review.</p>
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Energy Efficiency and Fuel Poverty	Energy efficiency is improved and fuel poverty and carbon emissions are reduced across all tenures.	Energy efficiency is a priority because of its impact on individual households and their quality of life, and because of the damaging effect on the environment. The Council will engage with partners such as local RSLs, British Gas and the Scottish Government to successfully complete projects contributing to increased energy efficiency across all housing tenures. In 2011, it was estimated that 5,110 families in Clackmannanshire were in fuel poverty (22.8% of all households). However, this overall figure masks individual areas with concentrations of high fuel poverty levels Households suffering from fuel poverty can be especially vulnerable so it is crucial to target this group to ensure that these individuals are aware of all the programmes available to assist them. Some will also be affected by welfare reform, cutting their household benefits and reducing rent subsidies which will have a negative effect on fuel poverty levels.
Improving Neighbourhoods and Communities	Organisations and partnerships working with communities will improve the quality of life for all households	Developing joint working with the voluntary sector is a Council priority and the Clackmannanshire Third Sector Interface (CTSI) and the Tenants' and Residents' Federation, in particular, have an important role to play in this. The Housing Service will look to develop area plans with partners, targeting resources and initiatives to the agreed priority areas
Housing Investment	New, improved and innovative funding opportunities will ensure a flow of funds to achieve essential housing priorities	We must consider more innovative and flexible ways to promote and deliver development, making use of existing assets, such as land allocated for housing or unused buildings suitable for redevelopment to housing. The Council's annual Strategic Local Programme will set out the plans to deliver housing projects, along with housing associations and developers.

4. An overview of the housing- related challenges going forward and improvements required.

Specific challenges will be identified throughout the consultation period. Those identified so far include:

- Barriers to sharing information, in terms of data collection and establishing overall need and gaps in service, in terms of casework for individual cases and for potentially vulnerable people for emergency planning.
- Need to look at overall circumstances of an individual and services work together more
- Earlier notification admission to hospital and need for support (including adaptations) to be arranged
- Services available to home owners and tenants are sometimes different
- Need for a specialist housing Occupational Therapy service
- Recycling/re-use of adaptation equipment

- Support for people with alcohol and drug dependency issues (including ARDB)
- Care needs of ageing prison population (particularly sex offenders) who will need to be re housed in the community eventually (although this is not part of the Integration Scheme)
- Community safety for vulnerable adults
- Consider healthy weight and lifestyle issues as part of housing and environment design

These challenges will be considered by the Housing Contributions Group, and ways found to resolve the issues they raise. This will be done through improved networking and taking on board lessons from good practice.

5. Current and future resources and investment required to meet these shared outcomes and priorities

We are in the final stage of verifying the budgets which will be transferred to the Integrated Authority. This will be confirmed before 1 April 2016.

Legislation sets out the housing related functions that must be delegated by the two local authorities to the Clackmannanshire & Stirling Integration Joint Board by 1 April 2016. The specified housing adaptations, aids and equipment functions that fall within the scope of the integration scheme and will transfer to the Joint Board include:

- 1) Statutory Private Sector Housing Disabled Adaptation Grants (Clackmannanshire & Stirling Councils)
- 2) Council Housing Adaptations (Clackmannanshire & Stirling Councils)
- 3) Council Housing Garden Maintenance Scheme (Clackmannanshire & Stirling Councils)
- 4) Private Housing Garden Maintenance Scheme (Stirling Council)
- 5) Private Sector Housing Minor Adaptations (Clackmannanshire Council)
- 6) Care & Repair Service (Stirling Council)
- 7) Equipment (Clackmannanshire and Stirling Councils)

A Service Level Agreement, based on the Strategic Plan priority outcomes, will be drawn up to continue delivery of the existing operational service arrangements for the delegated housing functions. There will be ongoing development of procedures to ensure effective delivery of these housing services, to help meet the priorities set out in the three partners' strategic planning documents.

6. Additional Statement by Integration Authorities.

The Integration Joint Board will work with the housing authorities to ensure delivery of outcomes.