



Stirling Council's Housing Contribution Statement

2016 - 2019



Health and Social Care Integration Strategic Plan

Clackmannanshire and Stirling Health & Social Care Partnership Strategic Plan

Stirling'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.'

Overall to achieve improved 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 Strategic Commissioning Plan;*
- *Identifying and making best use of resources to meet the housing support needs of the local population.*

Separate Housing Contribution Statements have been developed for Clackmannanshire and Stirling on an individual local authority basis.'

The format of the Housing Contribution Statement is specified by Scottish Government in its Housing Advice Note¹. For the future, there is a commitment to developing a joint Housing Contribution Statement for Clackmannanshire & 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. Articulate briefly the role of the local housing sector in the governance arrangements for the integration of health & social care.

Stirling and Clackmannanshire Councils are represented on the Integration Joint Board of the Partnership by three Councillors from each Council who are voting members.

Stirling Housing and Clackmannanshire Housing are both represented on the Strategic Planning Group.

Both services meet with colleagues from Social Services and NHS in the joint Stirling & Clackmannanshire Housing Contribution Group, which has a remit to compile the Housing Contribution Statement, working with partners to identify needs, challenges, priorities and resources for the housing service. The group is supported by the Joint Improvement Team.

The views of Housing Associations (RSLs) are included in the work of the group. In Stirling local RSLs have agreed that Stirling Council will represent their interests on the Strategic Planning Group and feedback through Stirling's Strategic Housing Forum.

In Stirling wider consultation takes place through:-

- The Strategic Housing Forum : This brings together local housing associations, private developers, private landlords,
- The Housing OT Adaptations Group : This brings together Occupational Therapists and Housing staff to improve the delivery of adaptation services,
- Meetings take place as required with the older people's reference group, the multi cultural partnership, the ACCESS group, the private rented sector forum and the gypsy traveller working group.

2. Provide a brief overview of the shared evidence base & key issues identified in relation to housing needs & the link with health & social care needs.
3. Set out the shared outcomes and service priorities linking the Strategic Commissioning Plan and Local Housing Strategy.

The Strategic Needs Assessment (SNA) includes similar trends and issues to Stirling's Housing Needs and Demand Assessment 2011 (HNDA) and Local Housing Strategy 2012 (LHS).

- Stirling's HNDA http://www.stirling.gov.uk/_documents/temporary-uploads/housing-_and_-_customer-service/local-housing-strategy/stirlings-hnda-19july2011v2.pdf
- Stirling's LHS http://www.stirling.gov.uk/_documents/temporary-uploads/housing-_and_-_customer-service/local-housing-strategy/stirlings-lhs-2012-jan13.pdf

Both HNDA and LHS identify a number of trends (outlined below) in the needs of specialist groups for accommodation and support. These have been updated to 2015 where more recent information is available.

2.1	Older people	<p>While the population is increasing steadily, the 65+ age group is increasing at a much faster rate. Whilst Stirling's total population is likely to increase by 5.8% to 2030, the number of people aged 65 + will increase by 51% and those 85+ by 120%.</p> <p>It is estimated that the number of older people with a moderate to severe disability, dementia or a learning disability will increase by 30% to 2020 - from 4,649 to 5,340. Although prevalence rates for dementia stay constant, the number of people with dementia is increasing due to the increasing number of older people, particularly the very elderly.</p> <p>Within the Stirling Council area, the existing accommodation for older people is 17 residential care, intermediate care and nursing homes. These provide a total of 602 places, of which 299 are social services funded long term care places. There are a further 770 houses which are suitable to the needs of older people including sheltered housing and amenity older persons' houses.</p> <p>Today all new homes should meet the needs of people with specialist needs. The Council and RSLs now build houses that meet 'varying needs' standards which enable the house to meet people's needs as they move through the stages of life. For the private sector, the more demanding building regulations have ensured that new housing now also meets people's changing needs.</p> <p>Cowane's Housing Association is keen to develop housing for people with dementia. The Council's Housing service is also considering the possible future (2019+) conversion of a care home into housing for people with dementia. Increasingly new houses in all sectors should now meet the needs of those with dementia.</p>
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		<p>The Council's own new build programme tends to focus on the construction of bungalows, suited to the needs of older people and disabled people. Based on 2014 research undertaken with the Scottish Futures Trust and by Stirling University, the Council is working with a developer to plan the construction of appropriate housing for older owner occupiers who are stuck in inappropriate lower value market housing.</p> <p>The Council's programmes of adaptations and care & repair are well funded and tend to meet the needs.</p> <p>Further work is required by all partners to develop a falls programme.</p>
2.2	People with Physical Disabilities	<p>Research suggests that there will be a 70% increase in the numbers of physically disabled people (from 5,400 in 2010 to 9,200 in 2030). The increase is almost exclusively due to the increasing number of older people, particularly those over 85.</p> <p>The Council area has 5 registered care homes that cater for the needs of people with disabilities (including one care home that accommodates people with Prader-Willi syndrome - this is a national resource and therefore not specific to the Stirling area).</p> <p>The Council and its partners meet the accommodation needs of people with physical disabilities in a number of ways. These include the provision of a limited amount of specialist grouped accommodation, individual houses built to meet specific needs, social rented houses built to varying needs standards, lifetime homes built by private developers and by means of adaptations to existing homes.</p> <p>In order to add their two existing developments (54 units), Blackwood is planning a further small development in Stirling. A joint development with Scottish Veterans Garden City Association is also in the pipeline - it is likely to meet the needs of former soldiers with physical disabilities.</p> <p>Wherever possible, the Council and the local RSLs include wheelchair accommodation in new build schemes and consider one-off new build projects where they can meet the very specific needs of particular households.</p> <p>No further grouped accommodation is planned at present.</p>
2.3	People with Learning Disabilities	<p>Estimates suggest that around 1,800 people in the Council area have a mild or moderate learning disability, 350 have a profound or multiple disability and 800 have an autism spectrum disorder (ASD). The Council provides services to 445 adults with learning disabilities of which 50 have an autism spectrum disorder (ASD).</p> <p>Over the last 5 years, 19 units of accommodation have been provided by the Council at Torbrex and by Forth Housing Association in Raploch. Based on the Strategic Needs Assessment and the individual transition planning by the Learning Disability Service, further discussion is required to determine future accommodation requirements.</p>
2.4	People experiencing mental health difficulties	<p>The Council area has 3 registered care homes specifically for people experiencing mental health difficulties.</p> <p>While some mainstream accommodation has been made available in the past, there is anecdotal evidence that more accommodation is needed in order to enable people to live with a greater level of independence. If this were the case, the Housing service is well placed to be able to respond to requests for accommodation.</p>

		The incidence of homelessness could be reduced, if more mental health support were available to people who are homeless/ threatened with homelessness.
2.5	People affected by drug and alcohol misuse	The incidence of people affected by drugs & alcohol misuse is a growing problem that can lead to homelessness. The Stirling Alcohol & Drug Partnership (SADP) addresses issues relating to substance misuse and the harm that it causes. There is a range of statutory & third sector services to support those affected by alcohol and /or drugs and their families.
2.6	People with ARBD	An estimated 60 people have Alcohol Related Brain Damage (ARBD) and this figure is likely to increase dramatically. The Council's Local Housing Strategy reported on the need for a rehabilitation facility for people with ARBD in Forth Valley.
2.7	Survivors of domestic abuse	The incidence of Domestic Abuse continues to be a significant issue. It is the Council's homelessness service and Women's Aid that tend to respond to survivors' accommodation and support needs. In addition to a 7 person refuge, Stirling Women's Aid has 4 dispersed lets and provides outreach support.
2.8	Vulnerable young people	Although a Children's Services activity, the Council's Youth Housing Liaison Group works well on behalf of vulnerable young people; its membership includes homelessness staff and the Throughcare Aftercare Team. The Bridge Project and Barnardos both play an important role in the provision of accommodation and support and interventions to reduce substance misuse and the associated impacts. There is a need for more intermediate accommodation with support for young people who are not yet ready to take on their own tenancy. A number of options are under discussion.
2.9	Black & minority ethnic communities	Although there have been discussions with Stirling's Multi Cultural Partnership, the Council needs to develop its working relationships with BME groups in relation to housing issues. Welcoming Syrian refugees to Stirling is a key objective of the Council and its partners.
2.10	Gypsy Travellers	Stirling has a Gypsy Travellers site which meets the needs of resident Gypsy Travellers and those passing through. There is a Gypsy Traveller Working Group (covering Stirling & Clackmannanshire) to ensure the proper delivery and coordination of services.
2.11	Showpeople	There is a showpeople's site in Stirling. The showpeople that live there tend to be highly self sufficient.

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

4.1	Housing Support	<p>The housing support provided as part of the Housing service is largely the housing support provided to homeless people in order to help them establish and maintain a tenancy. Because it does not include any element of personal care it is not the type of housing support that 'may' be included within the Health & Social Care Partnership. Housing support funding is also used to fund the Bridge Project and a Council grant to Stirling Womens' Aid. The Housing service would be happy to explore opportunities to improve aspects of service delivery.</p> <p>The Housing Service also provides housing support to mainstream tenants, residents of sheltered housing, and to tenants of housing associations and those in the private rented sector. The provision of support is based around a support plan which includes money advice and income maximisation.</p>
4.2	Homelessness	The homelessness service provided by Stirling Council is extensive. There may well be opportunities to improve aspects of service delivery. This could be explored with the Partnership.
4.3	Developing extra care housing/ very sheltered housing	Extra care housing/ very sheltered housing is a type of provision which was not part of the model developed in Stirling as part of the agenda for Reshaping Care for Older People. Based on the emerging information from the Strategic Needs Assessment including the demographic profile and the national research that demonstrates the improved quality of care and support for older people, further work should be undertaken to establish the level of need, review the existing provision and identify the most appropriate model(s), with a view to inclusion in the Council's Strategic Housing Investment Plan, if appropriate.
4.4	Developing appropriate housing for older owners	Ref 2.1 above - This project has identified 2 sites for potential development.
4.5	Developing accommodation for those with dementia	Ref 4.3 above - this is not a type of provision which was part of the model developed in Stirling as part of the agenda for Reshaping Care for Older People. Opportunities now exist to develop some dementia friendly housing, working in partnership with the Dementia Centre at Stirling University.
4.6	Revenue funding for new developments	By and large, the capital costs of developing new housing can be found but identifying revenue costs continues to be challenging.
4.7	Evaluate housing for those with a learning disability	Ref 2.3 above - Research is required to evaluate the new housing built in recent times in St Ninians and Raploch for people with a learning disability.
4.8	Intermediate accommodation	There is an acknowledged need for more intermediate supported accommodation for those that cannot sustain their own tenancy.

4.9	BME Communities and Syrian Refugees	Ref 2.10 above - The Housing service along with Health and Social Services need to develop their knowledge and skills in relation to meeting the needs of Syrian Refugees and other applicants from BME communities.
4.10	Getting beyond prevalence rates	While prevalence rates have their place in the identification of likely specialist needs and in planning the provision of housing, a gap that exists is the identification of those who actually need specialist accommodation, when and where.
4.11	Paying for the time when specialist housing sits empty	Specialist housing can lay empty for a number of reasons eg during the period when Social Services is identifying a new tenant or preparing someone to take up the tenancy, etc. Further joint work is required to ensure the most efficient and effective use of the specialist housing which is available to minimise any void periods.
4.12	Falls	As noted above further work is required to develop the falls programme locally.
4.13	Minimising delayed discharges : Early identification of accommodation issues	There may a need for Housing Options advice and assistance to be provided to people who are in hospital to ensure that any barriers to their return home are identified and tackled as early as possible. A small annual budget might assist some service users to return home sooner eg for a house to be cleaned and made ready for the service's user's return.
4.15	OT in Housing	In order to improve service delivery and to ensure the most efficient and effective use of resources to meet individual needs, there is a strong case for having specific OTs who can give priority to assessments relating to the Housing service.
4.16	Funding RSL Adaptations	The Scottish Government's funding of adaptations by housing associations is presently outwith the scope of the health and social care integration agenda. The Council's Strategic Housing Forum considers this to be inconsistent and an issue worthy of review at a national level. At present the funding is awarded direct to RSLs on an annual basis.
4.17	Fuel Poverty	The Local Housing Strategy 2012 (Pages 19/20) highlights the problem of Fuel Poverty and mentions measures that are being taken to improve the situation locally. The Strategic Needs Assessment highlights the fact that Fuel Poverty continues to be a key issue.

5. Set out the current and future resource and investment required to meet these shared outcomes and priorities. Identify where these will be funded from the Integration Authority's integrated budget and where they will be funded by other (housing) resources.

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.

