



PERTH & KINROSS INTEGRATION JOINT BOARD

15 February 2019

Perth and Kinross Health and Social Care Strategic Commissioning Plan Housing Contribution Statement

**Report by Clare Mailer, Head of Housing, Perth & Kinross Council
(Report No. G/19/11)**

PURPOSE OF REPORT

To update the Integration Joint Board on the contribution housing has made to delivering the Health & Social Care priorities within the Strategic Commissioning Plan. This statement provides an update on the achievements delivered, the impact this has had on outcomes for people and an overview of some of the challenges and next steps.

1. RECOMMENDATION(S)

It is recommended that the Integration Joint Board:

- 1.1 Notes the contribution housing has made to the implementation of the Perth and Kinross Health and Social Care Strategic Commissioning Plan 2016 – 2019.
- 1.2 Instructs the Chief Officer to integrate the contribution housing makes towards enabling people who are ill, vulnerable or with disabilities to live as independently as possible into the future revised Strategic Commissioning Plan.

2. BACKGROUND

- 2.1 In 2016 the first integrated health and social care Strategic Commissioning Plan for Perth and Kinross was published. One of the main aims of the plan was to support people to lead as independent, healthy and active lives as possible in their own homes.
- 2.2 Housing plays a vital role in providing services and support to intervene early to prevent later, longer term issues arising, and in enabling people to be empowered to live independent lives at home or in a homely setting.

2.3 Appropriate housing solutions can support people to live independently in the community avoiding the need for more costly health and social care resources. We continue to work with partners to make sure that there is a good supply of affordable mainstream and supported housing with the necessary services to meet households needs.

2.4 Specifically the actions around housing in the Strategic Commissioning Plan are to :-

- Increase the provision of affordable housing, particularly in areas where shortages have been identified
- Identify and plan for new housing developments for people with specialised support needs
- Deliver care and repair services to ensure access to adaptations for people in private sector accommodation
- Review the use of aids and adaptations in social housing

3. PROGRESS

3.1 The positive contribution housing has made is detailed in the attached report however some of the key activities in relation to the specific actions within Strategic Commissioning Plan mentioned in section 2.4 above are:-

- **New Build Provision** - We exceeded our annual new build target of 550 units by delivering a total of 585. 161 of these new build houses were for social rent and all complied with the “housing for varying needs” standard. This standard aims to ensure a home is flexible enough to meet the existing and changing needs of households including those with temporary or permanent physical disabilities.
- **Housing for people with specialised support needs** - Perth and Kinross Council Housing Service and the Health and Social Care Partnership undertook a Special Needs Housing review in 2017, informed by feedback from over 500 stakeholders. This included people with learning disabilities, autism spectrum disorder (ASD), profound and multiple learning disabilities (PMLD), physical disabilities, mental health and older people. The review highlighted that current supported accommodation and wheelchair accessible housing in Perth and Kinross is highly valued by the people who live there. It concluded that there will be an ongoing demand for housing with care and support. An Independent Living Group has been established and an action plan developed to progress key work streams that will enable the development of housing for individuals who require care and support, or physically adapted properties, such as wheelchair accessible housing, to live independently in the community.
- **Medical Adaptations and Care and Repair** - Working with a range of partners including Occupational Therapists within the Health and Social Care Partnership we ensured residents and tenants have access to services to allow their homes to be adapted to meet their medical needs. During 2017/18:-
 - There were 253 Major Adaptations, 486 Small Repairs and 16 door entry grants provided to private home owners through this scheme.

- There were 1,605 adaptations for 1,145 different council tenants. 1,061 were minor adaptations such as the installation of safety rails and 544 of these were major adaptations such as full alterations to a home to enable greater mobility.

3.2 Other key areas of contribution include:-

- Home First has transformed the way we assist homeless people to move straight into permanent accommodation. In partnership with a range of key stakeholders including the Health and Social Care Partnership we have prepared and submitted our Rapid Rehousing Transition Plan to the Scottish Government which sets out our vision and outcomes for the delivery of homeless services over the next 5 years.
- We have invested and developed our Sheltered Housing services, responding to cross-cutting issues affecting older people such as dementia, social isolation and loneliness with a focus on inclusive living. We have also delivered a programme of capital works which has improved the environment where residents live and enabled older people from the surrounding community to benefit. This has had a significant impact on reducing social isolation.
- Good quality housing has a direct impact on the general health and wellbeing of households. In 2017/18 there has been significant investment of £23m to improve our Council homes. Overall 96.15% of our stock now meets the Scottish Housing Quality Standard against a national average of 93.6% (2017/18). Evidence suggests that people who were living in homes which met the national quality standard resulted in 39% fewer emergency admissions compared with those living in homes that were not upgraded.

3.3 The assessment of housing need and demand highlight a number of key challenges that need to be collectively addressed:-

- The changing demographics in Perth and Kinross, particularly relating to an ageing population profile, leading to an increased requirement for new and specialist housing.
- Increasing demands for adaptations to existing homes.
- The increasing range and complexity of requirements for housing support to help people live independently in the community.
- The need for a specific housing and health focus on vulnerable groups such as homeless people, older people, people with mental health issues, people with learning disabilities and drug and alcohol issues.

To address these challenges we are:-

- Collating robust housing, support and care needs information on current and future demand for housing and support which recognises the importance of location and amenities, including broadband connectivity, has in sustaining independent living.
- Developing a modelling tool to support short, medium and longer term planning for housing and support.

- Further exploring the use of Technology Enabled Care solutions within Housing Services.
- Developing an older persons housing, support and care strategy detailing plans for service transformation and remodelling of existing accommodation and the delivery of new models of older persons housing and housing with care.

4. PROPOSALS

- 4.1 Our vision for Perth and Kinross is to make it an area where everyone will have access to good quality, energy efficient housing which they can afford to live in and which is in a safe and pleasant environment. We want to ensure that people have access to services that can enable them to live independently and that they have the opportunities within their communities to participate and make social connections which they can then rely on for support in times of need.
- 4.2 This report provides an update on our achievements in delivering the housing contribution and an overview of the next steps. The housing contribution will be integrated into the revised strategy.
- 4.3 By working collaboratively continue to further develop solutions to the challenges highlighted in paragraph 3.3.

5. CONCLUSION

- 5.1 There is a breadth of evidence within this report which demonstrates the range of the Housing Service's contribution to the achievement of local and national priorities and objectives.
- 5.2 Further areas for improvement have been identified and along with ensuring support for people with a physical disability and/or sensory impairment are prioritised across the three localities in Perth and Kinross, this will be the focus of the Commissioning Plan as it evolves in the next twelve months.

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NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing this report.

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
HSCP Strategic Commissioning Plan	Yes
Transformation Programme	No
Resource Implications	
Financial	No
Workforce	No
Assessments	
Equality Impact Assessment	Yes
Risk	No
Other assessments (enter here from para 3.3)	No
Consultation	
External	Yes
Internal	Yes
Legal & Governance	
Legal	No
Clinical/Care/Professional Governance	No
Corporate Governance	No
Communication	
Communications Plan	No

1. Strategic Implications

1.1 Strategic Commissioning Plan

This report supports the following outcomes of the Perth and Kinross Strategic Commissioning Plan:

- 1 prevention and early intervention,
- 2 person centred health, care and support
- 3 work together with communities
- 4 inequality, inequity and healthy living

2. Resource Implications

2.1 Financial

There are no direct financial implications arising from this report.

2.2 Workforce

There are no direct workforce issues arising from this report.

3. Assessments

3.1 Equality Impact Assessment

Under the Equality Act 2010, PKC and NHS Tayside is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the HSCP to demonstrate that it is meeting these duties.

The Equality Impact Assessment undertaken in relation to this report can be viewed [here](#). This report has been considered under the Corporate Equalities Impact Assessment process (EqIA) and assessed as **relevant** and the following positive outcomes are expected following implementation:

Increased independent living for those people living with particular needs.

3.2 Risk

There are no issues of risk arising from the proposals in this report.

4. Consultation – Patient/Service User first priority

4.1 External

4.2 Internal

5. Legal and Governance

5.1 This report contains no issues which would have a legal or governance impact on the Council.

5.2 There are no Directions from the IJB to NHS Tayside or Perth & Kinross Council identified or required at this stage.

6. Communication

6.1 Not relevant to this report.

7. BACKGROUND PAPERS/REFERENCES

No background papers were relied upon during the preparation of this report.

8. APPENDICES

Appendix 1 in this report is the Housing Contribution Statement.