

PERTH AND KINROSS COUNCIL

Housing & Communities Committee

31 May 2021

Housing Contribution Statement

Report by Executive Director (Communities)

(Report No. 21/69)

The report updates Housing & Communities Committee on the contribution housing is making to delivering the Health & Social Care priorities within the Strategic Commissioning Plan. The statement provides an update on the achievements delivered, their impact on people's outcomes and an overview of some of the challenges and next steps.

1. BACKGROUND

- 1.1 The Perth and Kinross Strategic Commissioning Plan 2020-2025 sets out how we can work together to meet the needs of people in Perth and Kinross, both now and into the future. One of the main aims of the plan is to support people to lead as independent, healthy and active lives as possible in their own homes.
- 1.2 Housing plays a vital role in providing services and support to intervene early and prevent later, longer term issues arising, and in enabling people to be empowered to live independent lives at home or in a homely setting.
- 1.3 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.
- 1.4 Specifically the actions around housing in the Strategic Commissioning Plan are to:
 - work with housing developers to build sustainable housing which can be easily adapted to meet changing household needs;
 - respond to increasing demands for adaptations to existing homes;
 - work with key partners to respond effectively to the increasing range and complexity for specialist housing and support to enable people to live independently in the community;
 - work in partnership to respond appropriately to the specific housing and support needs of vulnerable groups such as homeless people, older people, people with mental health issues, people with learning disabilities and people with drug and alcohol issues;

- identify solutions to the challenges that the rural nature of the area presents in relation to the provision of support and suitable accommodation;
- continue to identify households in fuel poverty or at risk of fuel poverty to ensure appropriate support and assistance is provided;
- respond effectively to the ongoing Covid-19 pandemic and the longer-term impact that this may have on households.

2. PROGRESS

2.1 The positive contribution housing has made is detailed in the attached report (Appendix 1). However, some of the key activities in relation to the specific actions within Strategic Commissioning Plan mentioned in section 1.4 above are:

- **New Build Provision** - we exceeded our annual new build target of 550 units by delivering a total of 861 homes during 2019/20. 215 households requiring social rented housing moved into new housing which was built to **“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.
- **Independent Living Pathway and Panel** - during 2019/20, work to promote independent living and increase the availability of housing and support options has progressed in partnership with colleagues from Housing, Planning and the Health and Social Care Partnership. We introduced a new pathway to independent living and a single assessment process. A multi-agency Independent Living Panel was established to review, analyse and authorise the allocation of housing for people with independent living needs. During 2019/20 the Panel met 13 times and considered 86 referrals with a range of housing and support needs and outcomes as follows:
 - 9 were allocated either a supported accommodation placement or mainstream housing with a support package.
 - 11 were assessed as having an urgent and current need for accommodation/support.
 - 66 have been assessed as having a future need for some form of specialist accommodation or support.
- **Independent Living Needs Design Guide** – a checklist of Independent Living Needs was developed as an appendix to the newly commissioned PKC Design Guide, outlining the accommodation standards and features required for people with bespoke build and support requirements. The checklist has informed project design specifications ensuring accommodation will be built to meet the needs of clients, including housing with varying needs standards. The design guide checklist has also enabled us to develop a range of accommodation models through our new build programme and through the regeneration of some surplus buildings for people with support requirements. 10 projects have been identified which will provide 44 units of accommodation and 9 units of staff accommodation throughout Perth and Kinross. 3 of the 10 projects will be ready before the end of 2021.

- **Accommodation Guide to Independent Living** – an Accommodation Guide to Independent Living was developed to support individuals, families and staff to understand the types of supported accommodation available and how to begin the process of accessing independent living. Feedback from staff and families has been positive with staff having more information to share to start the process and families feeling they are able to make more informed choices and decisions about housing and support.
- **Medical Adaptations and Care and Repair** - working with a range of partners we ensured residents and tenants have access to services to enable their homes to be adapted to meet their medical needs. During 2019/20: -
 - 159 major adaptations were undertaken to private homes.
 - 95 major adaptations and 257 minor adaptations were undertaken to council tenants' homes.
 - a scheme for people requiring small ramps of less than 5m long, regardless of tenure, to enable safe and suitable access to their home saw 28 ramps installed.

2.2 Other key areas of contribution include:

- **Home First** has transformed the way we support people facing homelessness. During 2019/20, a range of measures including the integrated schools programme, family mediation, our hospital and prison discharge protocols, and personalised budgets led to a reduction of more than 19% in the overall number of households presenting as homeless (in the context of a 4% increase in the number of people assessed as homeless nationally). In 2019/20, 758 households presented as homeless, a reduction from 943 in 2018/19.
- We invested in and developed our **Sheltered Housing** services, responding to cross-cutting issues affecting older people such as dementia, social isolation and loneliness. A focus on inclusive living ensures accommodation and support can be accessed and used by as many residents as possible. During the pandemic, support officers continued to provide assistance to our 350 sheltered tenants. Housing staff from other teams were re-tasked to ensure that enhanced support was provided. We have also developed a 'Housing Health Check' guide for older adults and a 'new tenant guide' to support new residents to join in with social activities and meet their aspirations for future housing. A range of improvement works including Wi-Fi in communal lounges, tenants gardening groups and dementia friendly art therapy working with Tayside Healthcare Arts Trust provide residents with an enhanced quality of life.
- **Good quality housing** has a direct impact on the general health and wellbeing of households. In 2019/20, we invested £8.7m to improve our Council homes. Overall, 95.77% of our stock now meets the Scottish Housing Quality Standard against a national average of 94.09% (2018/19). Evidence from recent research undertaken by the Scottish Government on health and homelessness in Scotland 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.

- **Fuel Poverty** awareness raising has continued throughout 2019/20 with a range of initiatives and services supporting households to minimise bills and reduce their carbon footprint. We trialled a new delivery model for the Home Energy Advice Team (HEAT) delivered in partnership with SCARF with a total of 315 home visits carried out, a 154% increase compared with 2018/19. Additionally, funding obtained during 2019/20 meant 309 properties benefited from initiatives including 276 properties (248 council and 28 private) having gas central heating installed, and 33 properties (30 council and 3 private) benefitting from Air Sourced Heat Pumps through the Warm Homes Fund. A total of 90 properties also received wall insulation as a result of the HEEPS-ABS funding and a further 1,448 properties were able to receive energy efficiency measures through ECO funding during the year.

2.3 The ongoing assessment of housing need and demand continues to highlight some key challenges that need to be collectively addressed:

- changing demographics in Perth and Kinross, particularly in relation to an ageing population profile.
- increasing demands for complex adaptations to existing homes.
- increasing demands for specialist housing and support for people with particular needs.
- responding appropriately to the specific housing and support needs of vulnerable groups such as homeless people, older people, people with mental health issues, people with learning disabilities and people with drug and alcohol issues.
- responding to our rural challenges in relation to the provision of support and suitable accommodation.
- continuing to identify households in fuel poverty or at risk so that appropriate support and assistance is provided.
- responding effectively to the ongoing Covid-19 pandemic and the longer-term impact that this may have on households.

2.4 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 that location and amenities, including broadband connectivity, has in sustaining independent living.
- developing new and existing models of accommodation supported by our design guide and good practice to provide housing and support solutions that meet the needs of individuals with a range of care and support requirements.
- continuing to provide a range of affordable housing options and encouraging partners to include, mid-market rent and shared equity options as part of their new build programmes to ensure a range of tenures are available to help build sustainable and mixed communities.
- further exploring the use of Technology Enabled Care solutions within Housing Services.

3. PROPOSALS

- 3.1 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.
- 3.2 This report provides an update on our achievements in delivering the housing contribution and an overview of the next steps. It also outlines the impact that suitable housing can have on people's health, wellbeing and for some the ability to live independently at home.
- 3.3 By working collaboratively, we will continue to further develop solutions to the challenges highlighted in paragraph 2.3.

4. CONCLUSION

- 4.1 This report demonstrates the impact of Housing's contribution to the achievement of local, and national, priorities and objectives. Good progress has been made over the year and the strengthened partnership between Housing and the Health and Social Care Partnership is having a positive impact. The provision of more specialist housing is meeting the more specific and complex needs of many of our residents, enabling them to live independently within their own homes. From the availability of new housing supply and improving the quality of our homes has created a positive impact on the general health and wellbeing of individuals. Work to ensure communities remain safe and secure, and feel supported, as well as involving residents in shaping decisions has established places where people want to live.
- 4.2 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 over next twelve months.

5. RECOMMENDATIONS

- 5.1 It is recommended that the Housing & Communities Committee:
 - i) notes the contribution the Housing Service has made to the implementation of the Perth and Kinross Health and Social Care Strategic Commissioning Plan 2020 – 2025.
 - ii) agrees to the proposal to integrate the contribution housing makes toward the delivery of the strategic aims within the revised Health & Social Care Partnership Strategic Commissioning Plan.

Author

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan	None
Corporate Plan	None
Resource Implications	
Financial	None
Workforce	None
Asset Management (land, property, IST)	None
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	None
Risk	None
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	None

1. Strategic Implications

Strategic Commissioning Plan

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

- (i) prevention and early intervention,
- (ii) person-centred health, care and support
- (iii) work together with communities
- (iv) inequality, inequity and healthy living.

2. Resource Implications

Financial

2.1 There are no direct financial implications arising from this report.

Workforce

2.2 There are no direct workforce issues arising from this report.

3. Assessments

Equality Impact Assessment

- 3.1 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.
- 3.2 The Equality Impact Assessment undertaken in relation to this report can be Viewed. 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 and support for those people living with particular needs.

Risk

- 3.3 There are no issues of risk arising from the proposals in this report.
- 3.4 There are no directions from the IJB to NHS Tayside or Perth & Kinross Council identified or required at this stage.

4. Consultation

- 4.1 Tenant Reports Panel noted that this is such a positive and thought-provoking report, and it is encouraging to know that Perth and Kinross is moving in a good direction. The enthusiasm and dedications of the whole department shines through the whole report. It is reassuring to see good partnership working and that the Tenancy Sustainment Fund has increased during this current climate.

5. BACKGROUND PAPERS/REFERENCES

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

6. Appendices

- 6.1 Appendix 1 in this report is the Housing Contribution Statement.