

Housing Contribution Statement

2019 - 2022

Social Care / Health / Housing



Aberdeen City Health & Social Care Partnership

A caring partnership

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1. Introduction

The Housing Contribution Statement (HCS) is a statutory requirement and forms an integral part of Aberdeen City Health and Social Care Partnership's Strategic Plan 2019 - 2022. It describes the contribution that housing, and housing related services play in delivering good health and social care outcomes in Aberdeen.

Good quality housing and housing related services such as the use of community alarm or telecare equipment play a key role in enabling people to live independently at home for as long as reasonably practicable.

This Housing Contribution Statement highlights the important role housing services in Aberdeen play in contributing to the outcomes and priorities identified in the Aberdeen City Health & Social Care Partnership Strategic Plan.

2. Strategic Relevance and Governance Arrangements

The housing sector already makes a very significant contribution to national outcomes on health and social wellbeing by:

- Providing information and advice on housing options
- Facilitating, or directly providing 'fit for purpose' housing that gives choice and a suitable home environment.
- Providing low level, preventative services which can reduce the need for more expensive interventions at a later stage
- Building capacity in local communities
- Undertaking effective strategic housing planning.

The Strategic Plan sets out the wider context, including links with the Local Outcome Improvement Plan. The key strategic documents and plans that inform the Housing Contribution Statement include the Local Housing Strategy, the Rapid Rehousing Transition Plan and the Strategic Housing Investment Plan.

Partnership working is essential and housing plays a critical role in the delivery of good outcomes for people. Housing is represented on the Strategic Planning Group and Integration and Housing sub-group and service specific strategic groups. The Health and Social Care Partnership, housing providers and 3rd sector organisations are represented at the Local Housing Strategy Strategic Working Groups and there are close links at an operational level.

Local Housing Strategy

The Local Housing Strategy outlines our vision that “People in Aberdeen live in good quality sustainable homes, which they can afford and that meet their needs.” It aims to deliver six strategic outcomes:

1. There is an adequate supply of housing across all tenures and homes are the right size, type and location that people want to live in with access to suitable services and facilities.
2. Homelessness is prevented and alleviated.
3. People are supported to live, as far as is reasonably practicable, independently at home or in a homely setting in their community.
4. Consumer knowledge, management standards and property condition are improved in the private rented sector.
5. Fuel poverty is reduced which contributes to meeting climate change targets.
6. The quality of housing of all tenures is improved across the city.

The strategy is supported by the Joint Delivery Action Plan, these documents can be found at

<https://www.aberdeencity.gov.uk/services/housing/local-housing-strategy>

Strategic Housing Investment Plan

The Strategic Housing Investment Plan (SHIP) sets out how we direct investment to provide affordable housing in the city and achieve the objectives we have set out in our local housing strategy.

The Scottish Government provide funding through the Affordable Housing Supply Programme to support this. The current resources allocated to support this investment include:

	2019/20	2020/21	2021/22*
Affordable Housing Target*	342	385	385
Affordable Housing Supply Programme (Resource Planning Assumption £ m)	£18,133	£19,436	£19,436

*2021/22 – indicative funding allocation

The Council has made a commitment to deliver a further 2,000 council homes for social rent.

The success of the affordable housing programme is reliant on working with our partners including Registered Social Landlords (RSLs). Projects are assessed on a set-criteria that includes: “preference will be given to developments that provide specialist accommodation including wheelchair accessible and housing with support accommodation”. This approach is informed by the priorities identified through our Strategic Working Groups.

[A Fairer Scotland for Disabled People Delivery Plan](#) (action 62) sets out the Scottish Government's ambition "to work with local authorities, disabled people and other stakeholders to ensure each local authority sets a realistic target within its Local Housing Strategy for the delivery of wheelchair accessible housing across all tenures and reports annually on progress."

In Aberdeen, our Local Housing Strategy has already identified a 15% target for wheelchair accessible housing in all new build affordable homes.

3. Shared Evidence and Issues

The challenge of balancing the aspiration for people to live independently in their own home for as long as possible and to manage a range of complex needs in the community requires a joint approach. Demographic and financial pressures are well documented. The main issues that affect housing and housing related support include:

- The increased demand for services due to demographic changes as people are living longer and have more complex long-term conditions
- Shortage of suitable housing for people who have a learning disability, mental health issues or substance misuse problems
- Shortage of housing for people with bariatric conditions
- Design and provision of housing for people with dementia
- Shortage of wheelchair accessible housing
- Shortage of properties to facilitate hospital discharge
- Budget pressures in relation to adaptations and differences in funding relating to tenure
- Health implications for people who experience homelessness
- Pressures on the provision of temporary accommodation for homeless households
- Challenges faced by Care Experience Young People (CEYP)

These scale of these challenges is set out in detail in the [Local Housing Strategy](#).

4. Shared Outcomes - Housing Contribution to delivering the Strategic Plan Priorities

The Strategic Plan sets out the aims, priorities and commitments for the Partnership. The table below shows housing contribution to the delivery of these aims.

Housing's contribution to delivering the Aberdeen City Health & Social Care Partnership Strategic Plan Priorities

The strategic aims	Prevention	Resilience	Personalisation	Connections	Communities
Priorities	Working with our partners to achieve positive health outcomes for people and address the preventable causes of ill-health in our population.	Working with our partners to support people so that they can cope with, and where possible, overcome the health and wellbeing challenges they may face.	Ensuring that the right care is provided in the right place and at the right time when people are in need. Ensuring that our systems are as simple and efficient as possible.	Develop meaningful community connections and relationships with people to promote better inclusion, health and wellbeing and reduce social isolation.	Working with our communities, recognising the valuable role that people have in supporting themselves to stay well and supporting each other when care is needed.
Commitments	<ul style="list-style-type: none"> • Promote positive mental health and wellbeing. • Address the factors that cause inequality in outcomes. • Reduce alcohol and drug related harm 	<ul style="list-style-type: none"> • Support and promote self-management and independent living. • Value and support unpaid carers. 	<ul style="list-style-type: none"> • Reshape our primary care sector. • Shift the balance of care from acute services to community-based services. 	<ul style="list-style-type: none"> • Enable our citizens to have opportunities and to take a full and active role in their local community. • Reduce the perception of loneliness and isolation experienced by individuals across age and client group. 	<ul style="list-style-type: none"> • Implementing our three-locality model. • Develop a diverse and sustainable care provision.

	Prevention	Resilience	Personalisation	Connections	Communities
Housing Contribution	<ul style="list-style-type: none"> • Taking a Housing First approach for homeless people with complex needs. • Mapping of demand to meet people's needs. • Tackling fuel poverty and fuel/energy efficiency. • Signposting to support networks. • Housing options advice. • Tenancy support. 	<ul style="list-style-type: none"> • Providing adaptations to help people live in their homes for longer. • Housing Officer's role in supporting tenants, signposting and identifying risks. • Providing 'healthy housing' that is well-ventilated, dry and warm. • Providing garden maintenance services. • Technology Enabled Care (TEC). 	<ul style="list-style-type: none"> • Provision of interim (step-down) housing accommodation. • Housing officers providing support to tenants. • Providing a range of adaptable housing. • TEC solutions. • Housing information and advice. • Providing of housing support services. 	<ul style="list-style-type: none"> • Designing the right properties, in the right place. • Inter-generational projects in sheltered and very sheltered housing. • Tenant participation e.g. Sheltered Housing Network. • Use of Technology Enabled Care (TEC). • Providing advice on housing options. 	<ul style="list-style-type: none"> • Planning housing in each locality to meet future demands e.g. supported accommodation embedded in the community. • Provision of flexible accommodation to meet varying needs in each locality.

5. Adaptations

Undertaking adaptations to properties enables vulnerable people to live independently in their own homes, improving their health and wellbeing outcomes and reducing the demand for core services. Adaptations carried out vary from minor ones of low monetary value, for example, hand or grab rails, to major ones such as the installation of level access showers, ramped accesses, stairlifts and extension to properties.

The funding mechanism for adaptations is dependent on tenure, these include:

- Housing Revenue Account (HRA) – Council owned properties
- Privately owned properties
- Registered Social Landlord (RSL) owned properties

The provision of adaptations in council housing and adaptations for private owners and tenants in the private sector is a ‘delegated function’ as described in The Public Bodies (Joint Working) (Scotland) Act 2014.

A Disabled Adaptations Group (DAG) has been established to manage and monitor the various processes that enable the provision of adaptations and to oversee budget expenditure ensuring best value for money is obtained and that resources are targeted where they are needed most.

Council Housing (HRA)

The Council owned properties account for 22% of the total housing stock in Aberdeen City and the spend in this type of property accounts for 56.5% of the total budget allocation. This disproportionate balance is understandable as evidence suggests that the majority of the most vulnerable client group tend to live in council housing.

The annual budget of £1 million funds both major and minor adaptations in council houses.

Private Sector Adaptations

Privately owned properties including those in the private rented sector account for 71% of the total housing stock in Aberdeen City. Spend on this type of property accounts for 39.5% of the total adaptations budget available.

Major adaptations in privately owned properties are undertaken through a grant scheme. The Housing (Scotland) Act 2006 legislation requires local authorities to publish a Statement of Services, referred to as ‘Scheme of Assistance’ which details the assistance that the local authorities will provide to homeowners living within their boundaries. All applicants for a Disabled Adaptation Grant qualify for 80% of eligible costs, and those applicants who are in receipt of certain defined benefits qualify for 100% of eligible costs. Certain adaptations are mandatory, whilst other adaptations are at the discretion of the local authority.

The annual budget for major adaptations in privately owned properties is currently £770,000. The budget is demand led and subject to overspend. The total value of grants approved in 2017/18 was £985,768.

Registered Social Landlords

Registered Social Landlord (RSL) owned properties account for 7% of the total housing stock in Aberdeen City and the spend in this type of property accounts for 4% of the total budget spend although this is probably due to the restricted budget, which is around £70,000 per RSL per annum. This funding is allocated to RSLs directly from Scottish Government. The Integration Joint Board (IJB) has no control over the allocation of funds or of the work undertaken.

There is an aspiration to adopt a tenure neutral approach for the provision of adaptations in line with the outcomes from the Adapting for Change Demonstrator project. This will deliver a consistent pathway for the delivery of adaptations across all sectors.

Adapting for Change

Aberdeen was one of five demonstrator sites for the adapting for change programme, which concluded in 2018. The focus in Aberdeen was:

- Person centred service re-design
- Reducing housing related delayed discharge
- Housing options and housing allocations
- Promoting technology enabled care
- Better design outcomes

The full report can be found here:

<http://www.scotlandshousingnetwork.org/health-social-care/adapting-for-change/aberdeen/>

Implementation of the recommendations from the pilot is overseen by the Integration and Housing Working Group.

6. Delayed Discharge

We have applied our learning to provide person centred housing solutions to those people in hospital awaiting their discharge. The volumes are not especially high, but the length of delay can result in poor individual experiences and a high number of bed-days lost. A co-ordinated approach that emphasises the contribution that interim housing options can make has significantly reduced the number of individuals from a high point of 20 plus 5 years ago to a new improved low that sees fewer than 5 people per month experiencing delayed discharge because of their housing needs.

We have gone live with our Interim Housing pilot project for people with low level support needs. These fully furnished properties enable people to leave hospital and wait in appropriate housing until adaptations are put in place or an alternative longer-term housing solution is agreed. This initiative is already achieving better outcomes for people and resulting in budget savings.

7. Disabled Persons Housing Service

The [Disabled Persons Housing Service \(DPHS\)](#) is part-funded through the housing service. It is a charitable organisation that provides specialist information, advice and advocacy services for older people, people with a disability, veterans, their families and carers. The service provides a home and hospital visiting service that has had a positive impact on the reduction of delayed discharge cases.

8. Care and Repair

[Aberdeen Care and Repair](#) is part-funded by Aberdeen City Council. The service provides assistance to older and disabled residents living in the private sector. The service provides advice and assistance with essential repairs, home improvements, fire and home safety, energy efficiency and adaptations in people own homes.

It has been commissioned by the Life Changes Trust to provide a Dementia Enablement Service that aims to help people living with dementia make their homes safer and more suitable to their needs.

9. Health and Homelessness

The links between poor health and homelessness are well documented. The [Scottish Government Report](#) in 2018 provide a comprehensive analysis of the issues, which include multiple morbidity, reduced life expectancy, mental health and substance misuse issues.

The Local Housing Strategy articulates the strategic aim that “homelessness is prevented and alleviated”. This is supported by a comprehensive action plan and the Rapid Rehousing Transition Plan.

Rapid Rehousing Transition Plan

The Scottish Government’s vision for rapid rehousing is:

- A settled, mainstream and sustainable housing outcome as quickly as possible
- Time spent in any form of temporary accommodation reduced to a minimum, with the fewer transitions the better
- When temporary accommodation is needed, the optimum type is mainstream, furnished and within a community.

And for people with multiple needs beyond housing:

- Housing First is the first response for people with severe and multiple disadvantages
- Provision within small, shared, supported and trauma informed environment if mainstream housing, including Housing First, is not possible or preferable.
- It is also recognised the services for people with high or multiple needs services may be better aligned within the broader health and social care strategy and commissioning frameworks.

Aberdeen City’s Rapid Rehousing Transition Plan sets a bold vision “We will work together as a city to end homelessness”. It describes how Aberdeen City Council will redress the local balance of temporary and settled housing options to align with its vision over a 5-year period with the aim to:

- Completely eradicate homeless presentations which repeat within a 12-month period
- Ensure there is no incidence of previously homeless households who do not sustain their tenancy for at least one year, unless for positive reasons
- Reduce the homeless and support assessment periods to 14 days
- Ensure that Housing First is the first response for people with multiple and complex support needs
- Cease using hotel and bed and breakfast accommodation
- Reduce use of hostel accommodation by retaining only one hostel, and in the longer term assessing it’s use and appropriateness
- We will reduce the use of temporary properties by 150 by winding down the Private Sector Leasing scheme and building stronger partnerships with the private rented sector
- Reduce the homeless journey from a 164-day average to a 50-day average
- Launch an online self-serve portal with all housing options from all providers and private landlords operating across the City and potentially beyond
- Ensure that our new build programmes in Aberdeen across the social rented sector are fully reflective of the demand demonstrated by the urgent and mainstream housing waiting lists
- Ensure that all partners with housing stock are allocating a minimum 50% stock to people experiencing homelessness.
- Work closely with locality- based staff to ensure early intervention, tenancy sustainment and therefore prevention of homelessness.

The progress towards this will be monitored through the Local Housing Strategy’s Homelessness Strategic Working Group.

10. Care Experienced Young People (CEYP)

Care Experienced Young People are vastly over represented in homelessness statistics across the Country. Statistics suggest 21% of care leavers become homeless within 5 years of leaving care. A fundamental part of the support provided to CEYP will be secure housing and accommodation.

A recent review of existing arrangements has resulted in the development of a new protocol that sets out the steps the Aberdeen City Council and its partners are taking to help care leavers access housing and the support required to maintain their tenancies and meet the Council's Corporate Parenting responsibilities.

11. Monitoring and Evaluation

Housing's contribution is monitored through the Integration and Housing Group; a sub group of the Strategic Planning Group. The group has close links with the Strategic Working Groups who oversee the implementation of the Local Housing Strategy's Joint Delivery Action Plan. The Joint Delivery Action Plan is a 'living' document that monitors progress towards the delivery of the outcomes identified in the Local Housing Strategy.

12. Next Steps

Partnership working is key to delivering good outcomes for people. This document sets out the important role that housing plays and the resources committed to ensure delivery of our strategic aims. It also highlights the shared issues and challenges we need to address.

The Strategic Working Groups provide oversight and direction for the actions identified in the Joint Delivery Action Plan. Key actions identified include:

- The development of a tenure neutral approach for adaptations.
- A strategic approach for planning for future housing and the need to undertake mapping exercise for all client groups.
- Ensuring our allocations review takes account of particular needs and the needs of carers.
- Commissioning of housing support services in the community.
- Review of progress with the implementation of the 10-year strategic Review of Housing for Varying Needs.
- Development of specialist housing units for people with a learning disability at North Anderson Drive.
- Identify an accommodation for the replacement of Wernham House service.
- Develop an accommodation solution for people with an acquired brain injury.
- Participate in the development and delivery of health and social care strategies including, Mental Health, Learning Disability, Autism, Dementia and the Carers Strategies.

**If you would like more information please
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