



Item No: 10

Meeting Date: Wednesday 24th January 2018

Glasgow City Integration Joint Board

Report By: Patrick Flynn, Head of Housing & Regeneration Services,
Glasgow City Council

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SOCIAL CARE HOUSING NEEDS ASSESSMENT AND INVESTMENT

Purpose of Report:	To brief the Integration Joint Board on the strategic context and current funding levels for housing investment in the city, and to recommend the development of a joint strategic housing needs assessment to inform future social care housing investment and policy development.
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Background/Engagement:	Glasgow's Housing Strategy 2017-22 and Strategic Housing Investment Plan 2018/19-2022/23 underwent in-depth consultation exercises with a range of stakeholders and partners. The Housing, Health and Social Care Group discussed proposals at their meeting on 9 November 2017.
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Recommendations:	<p>The Integration Joint Board is asked to:</p> <ul style="list-style-type: none">a) note the strategic context and updated investment picture for housing strategy and housing investment in the city;b) direct NHS Greater Glasgow and Clyde and Glasgow City Council to set up a sub group of the Housing, Health and Social Care Group to scope out the requirements of undertaking a comprehensive social care housing needs assessment; andc) agree that the Housing, Health and Social Care Group should review the Housing Contribution Statement in light of recommendation b).
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Relevance to Integration Joint Board Strategic Plan:

p. 17 Housing section outlining strategic context and Appendix 1: Housing Contribution Statement

Implications for Health and Social Care Partnership:

Reference to National Health & Wellbeing Outcome:	<p>Outcome 2: People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community</p> <p>Outcome 4. Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services</p> <p>Outcome 9. Resources are used effectively and efficiently in the provision of health and social care services</p>
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Personnel:	No direct personnel implications.
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Carers:	The availability of housing which better meets the needs of residents can improve the lives of all residents and carers.
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Provider Organisations:	Housing investment decisions and the development of new housing models may impact on future provision.
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Equalities:	A review of the Equalities Impact Assessment for Glasgow's Housing Strategy is underway.
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Financial:	Capital investment for housing investment is primarily sourced from the Scottish Government. Models of housing delivered may have implications for revenue funding and these are considered as part of the development process.
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Legal:	The assessment of housing need and the development of Glasgow's Housing Strategy is a requirement of the Housing (Scotland) Act 2001.
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Economic Impact:	Housing investment directly and indirectly supports many jobs and businesses within Glasgow.
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Sustainability:	All housing investment projects are considered in line with the City Development Plan.
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Sustainable Procurement and Article 19:	No direct implications.
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Risk Implications:	More or different housing needs may be identified which are currently not being met.
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Implications for Glasgow City Council:	Staff resources i.e. time to work on collating data and working through a methodology for assessing housing needs for social care groups.
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Implications for NHS Greater Glasgow & Clyde:	Staff resources i.e. time to work on collating data and working through a methodology for assessing housing needs for social care groups.
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Direction Required to Council, Health Board or Both	Direction to:	
	1. No Direction Required	
	2. Glasgow City Council	
	3. NHS Greater Glasgow & Clyde	
	4. Glasgow City Council and NHS Greater Glasgow & Clyde	✓

1. Purpose

- 1.1 The purpose of this report is to brief the Integration Joint Board on the strategic context and current funding levels for housing investment in the city, and to recommend the development of a joint strategic housing needs assessment to inform future social care housing investment and policy development.

2. Background

- 2.1 The Housing (Scotland) Act 2001 requires that the local authority undertake an assessment of housing need, which is carried out through the Glasgow and Clyde Valley Housing Market Partnership in partnership with 7 other local authorities. This Glasgow and Clyde Valley Housing Need and Demand Assessment reports at local authority level for 8 local authorities, but it does not provide a detailed breakdown of housing need for particular groups or social care housing requirements.
- 2.2 [Glasgow's Housing Strategy 2017-22](#) is the strategic document required by the Housing (Scotland) Act 2001 which sets out the strategic direction for Glasgow's housing system and was approved by Glasgow City Council Executive Committee in January 2017. Development and Regeneration Services (DRS) lead on the development of the Strategy which included an extensive consultative development process with stakeholders.
- 2.3 Glasgow's Housing Strategy links in with other strategies for the city, and has the following strategic priorities:-
- Promote area regeneration and enable investment in new build housing
 - Manage, maintain and improve the existing housing stock
 - Raise management standards in the private rented sector
 - Tackle fuel poverty, energy efficiency and climate change
 - Improve access to housing across all tenures
 - Promote health and wellbeing

- 2.4 The Strategic Housing Investment Plan (SHIP) is the delivery plan for Glasgow's Affordable Housing Supply Programme and is part of a suite of documents which sit underneath Glasgow's Housing Strategy 2017-22. The [Strategic Housing Investment Plan \(SHIP\) 2018/19-2022/23](#) outlines housing investment priorities in line with Glasgow's Housing Strategy – aimed at meeting a wide range of housing need and demand - and includes detailed information on the resources available to deliver the plan and outlines the projects over the 5 years of the SHIP. The plan is revised annually and submitted to Scottish Government. The most recent SHIP was approved in November 2017 by the City Administration Committee.
- 2.5 The SHIP and Affordable Housing Supply Programme (AHSP) are delivered by Development and Regeneration Services on behalf of the City Council.
- 2.6 The Scottish Government have considerably increased capital investment in new housing supply as part of the More Homes Scotland approach and Glasgow is set to deliver an upscaled programme of new affordable housebuilding. Glasgow's Strategic Housing Investment Plan, dependent on actual resources made available, has the potential to deliver over 9975 affordable homes over the next 5 years.
- 2.7 The following resource planning assumptions which are generally considered to be the minimum level of resource which will be allocated to the city are:

Year	Resource Planning Assumption
2018/19	£85.731m
2019/20	£96.883m
2020/21	£103.853m

3. Social Care Housing Investment

- 3.1 The AHSP has averaged about £67m per annum in recent years. Glasgow City Council has dedicated a sizeable proportion of housing investment resources from this programme (in some years up to 20%) towards the provision of specialist/ social care housing provision in recognition of the savings housing and housing support can play in preventing admissions to hospital or care homes, and in enabling people to live in their own homes or in homely environments. This has been through the provision of adaptations, wheelchair adaptable housing and larger family housing as well as specialist housing.
- 3.2 Informing the Strategic Housing Investment Plan is the Social Care Housing Investment Priorities (SCHIP) which articulate the needs identified for different social care groups and clients. The SCHIP is led on by the Planning, Accommodation & Development Team of the Glasgow City Health & Social Care Partnership and the housing component is delivered by DRS. It was reviewed in October 2017 and is attached to this report.
- 3.3 Projects in the high priority category of the SCHIP have revenue funding agreed and the document includes accommodation requirements specifying the built form with any geographical or site requirements. These priorities are circulated to Housing Associations to inform their development programmes. Examples of projects include supported living cluster development of properties for learning disability, core and cluster supported flats for young people moving on from a

residential care setting, as well as developing housing for frail elderly individuals living in closely clustered tenancies.

- 3.4 There is a need to scope out what is required to better assess the needs for social care housing in the city and into the future. This would consider demographic drivers as well as the future needs of people already known to services. It may also consider the models of housing and support which work within the revenue funding regime and the newly emerging welfare reform system. This would help partners to forward plan what housing development can be realistically delivered to better meet the needs of Glasgow's population in the future and make best use of capital housing investment available in the city over the coming years.
- 3.5 It is suggested that a sub-group of the Housing, Health and Social Care Group be established to initially scope out the requirements of this work. Members of this group would be drawn from across housing, health and social care and include officers with knowledge of research and data, commissioning etc.

4. Housing Contribution Statement Review

- 4.1 In the context of this work, it is recommended that the Housing, Health and Social Care Group also begins a review of the current Housing Contribution Statement.

5. Recommendations

- 5.1 The Integration Joint Board is asked to:
- a) note the strategic context and updated investment picture for housing strategy and housing investment in the city;
 - b) direct NHS Greater Glasgow and Clyde and Glasgow City Council to set up a sub group of the Housing, Health and Social Care Group to scope out the requirements of undertaking a comprehensive social care housing needs assessment; and
 - c) agree that the Housing, Health and Social Care Group should review the Housing Contribution Statement in light of recommendation b).



DIRECTION FROM THE GLASGOW CITY INTEGRATION JOINT BOARD

1	Reference number	240118-10-a
2	Date direction issued by Integration Joint Board	24 January 2018
3	Date from which direction takes effect	1 April 2018
4	Direction to:	Glasgow City Council and NHS Greater Glasgow and Clyde jointly
5	Does this direction supersede, amend or cancel a previous direction – if yes, include the reference number(s)	No
6	Functions covered by direction	Housing Services
7	Full text of direction	NHS Greater Glasgow and Clyde and Glasgow City Council are directed to review the Housing Contribution Statement via the Housing, Health and Social Care Group, and to set up a sub group of the Housing, Health and Social Care Group to scope out the requirements of undertaking a comprehensive social care housing needs assessment
8	Budget allocated by Integration Joint Board to carry out direction	As advised by the Chief Officer: Finance and Resources
9	Performance monitoring arrangements	In line with the agreed Performance Management Framework of the Glasgow City Integration Joint Board and the Glasgow City Health and Social Care Partnership.
10	Date direction will be reviewed	January 2019