



Item No: 17

Meeting Date: Wednesday 7th November 2018

Glasgow City Integration Joint Board

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SHELTERED HOUSING PROVISION CHANGES – IMPACT ON CAPITAL COSTS FOR HOUSING ASSOCIATIONS

Purpose of Report:	The purpose of this report is to inform the Integration Joint Board (IJB) on the capital cost impacts arising from the changes in housing support services provided to sheltered housing services agreed by IJB in March 2017. These changes followed on from initial housing support funding reductions in 2015.
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Background/Engagement:	The Housing Health and Social Care Group has been reviewing the transitional arrangements in terms of revenue funding support for Registered Social Landlords for sheltered and very sheltered housing developments across Glasgow.
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Recommendations:	The Integration Joint Board is asked to: a) note the report.
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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:	Outcome 2: People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as
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	<p>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>
Personnel:	No direct personnel implications.
Carers:	The availability of housing which better meets the needs of residents can improve the lives of all residents and carers.
Provider Organisations:	Housing investment decisions and the development of new housing models may impact on future provision.
Equalities:	A review of the Equalities Impact Assessment for Glasgow's Housing Strategy is underway.
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.
Legal:	The assessment of housing need and the development of Glasgow's Housing Strategy is a requirement of the Housing (Scotland) Act 2001.
Economic Impact:	Housing investment directly and indirectly supports many jobs and businesses within Glasgow.
Sustainability:	All housing investment projects are considered in line with the City Development Plan.
Sustainable Procurement and Article 19:	No direct implications.
Risk Implications:	More or different housing needs may be identified which are currently not being met.
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.
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.

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 To inform the IJB on the capital cost impacts arising from the changes in housing support services provided to sheltered housing services agreed by IJB in March 2017.

2. Background

- 2.1 The Housing Health and Social Care Group has been reviewing the transitional arrangements in terms of revenue funding support for Registered Social Landlords for sheltered and very sheltered housing developments across Glasgow.
- 2.2. The result is that RSLs are less likely to develop bespoke residential schemes for particular groups where revenue funding for warden support and running costs of in-scheme facilities (common rooms, group activities laundry, meals etc) is no longer available.

3. Survey of Housing Associations

- 3.1 As a result of these changes in service provision, in Spring 2017, the Housing Health and Social Care Group agreed to survey Housing Associations with sheltered/very sheltered housing developments regarding their current portfolios and future plans.
- 3.2 The survey produced reliable data on levels of provision across the city. Most of which was historic and based on models of housing with care developed in the 1980s.
- 3.3. No clear pattern of standardised development scheme emerged of a new model or models other than the more recent introduction of terms such as “Retirement housing” and “Elderly Care Service”. However, RSLs may benefit from some clearer definitions of existing terms – In particular exactly what is meant by “Medium Dependency” and “Amenity” housing. What is clear is that some review of the future of existing sheltered housing and very sheltered housing as provided by community based RSLs is required.
- 3.4 The data reveals a patchwork approach to provision across the city with some particular forms of extra care located in particular areas However there is little evidence of provision relating to assessment of demand on the basis of or known need at a local level, other than perhaps through housing applications.

4. Remodelling Consequences and Capital costs

- 4.1 Further to the 2017 survey we have raised the issue with Housing Associations through the Housing Investment Group. This group manages the Affordable Housing Supply Programme which grant funds new affordable housing provision by Housing Associations. If Housing Associations require grant funding for conversions they engage with the Group for this purpose.
- 4.2 There is only one Housing Association currently undertaking conversion work as a result of this service change: the current conversions project the Housing Association is undertaking includes works to 5 properties creating 7 new homes.
- 4.3. Three of the properties became redundant following the reconfiguration of sheltered housing schemes which resulted from the reduction/removal of funding last year. These were formerly staff bases and common rooms, which the Housing Association can no longer afford to provide. The cost of converting these properties into 3 new rented homes is approximately £350K.
- 4.4. Another Housing Association is considering the conversion of a very sheltered housing development into accommodation for over 55s. There are no firm costs available at present for this work but the Housing Association is planning to tender for this work during financial year 18/19.

5. Clustered Living Support

- 5.1 Housing Associations are contributing to the development of clustered living support which the Glasgow Health and Social Care Partnership (GHSCP) is introducing as a replacement to the housing support services. This will entail a targeted approach to those who have a social care need and with a focus on re-ablement, greater efficiency and Best Value.

6. Recommendation

- 6.1 The Integration Joint Board is asked to:
 - a) note the report.