

PERTH AND KINROSS COUNCIL

Housing and Health Committee

27 May 2015

Implementation of Housing with Additional Support

Report by Executive Director (Housing and Community Care)

PURPOSE OF REPORT

This report updates Committee on the implementation of housing with additional support, initially in five sheltered housing units in Perth City.

1. BACKGROUND / MAIN ISSUES

- 1.1 In August 2014 Housing and Health Committee agreed a report (Report 14/358) proposing the development of housing with additional support and requested a progress report in spring 2015.
- 1.2 This new model is a key aspect of the reshaping older people's care agenda in Perth and Kinross and involves the development of enhanced support for older people in specific sheltered housing complexes, as an alternative to residential care for those who wish and are able to live in this type of setting.
- 1.3 The model aims to support older people remain in a homely environment, with the housing and support they need to help them live independently. People want to remain at home with support if necessary as they grow older, rather than move into a care home when they become more frail. Our challenge and commitment is to develop a continuum of housing for older people, offering support and care as they need it.
- 1.4 With the number of older people projected to rise significantly in the next 10-15 years (from 2014-2037), particularly those aged 75+ (+80%) and those aged 85+ (+146%), it is essential that appropriate and innovative services are in place.
- 1.5 The new housing with additional support model fits with the Change Fund activity and the action plan submitted to the Scottish Government in 2011 which focused on key areas, including:
 - Initiatives to prevent avoidable admissions to hospital
 - Activity to support timely discharge from hospital
 - Supporting people with dementia
 - Building capacity in partnership with communities to support resilience and enable people to remain in their own homes and communities
- 1.6 It is initially being introduced in five sheltered housing or very sheltered housing units in Perth City and offering with the following core components:

- An average individual home care package of 15 hours per week – dependent on the needs of each individual.
 - An overnight care service provided from either within the facility or very close by.
 - A full telecare package reflecting the needs of each individual.
- 1.7 Registered Social Landlords (RSLs) are willing to develop housing with additional support with the Council in key areas. This is based on the agreement that sheltered housing units will provide a continuum of care and support, with no more than one third of the available places within each facility being allocated to people with the most complex needs. This would mean for example, that in a sheltered housing complex accommodating 30-35 people, no more than 10-11 places would be allocated for this model of housing with support.
- 1.8 The model includes contact and involvement with the wider community and regular contact with community health services as part of the support offered to individuals and their families. It includes the introduction of an intergenerational initiative with Education and Children's Services to promote pupils visiting older people who may lack regular family contact in order to promote companionship and intergenerational understanding.

2. PROPOSALS

- 2.1 The model is currently being introduced in 5 sheltered and very sheltered housing complexes in Perth City, namely:
- Canal Street (Caledonia Housing Association)
 - Carpenter Court (Perth and Kinross Council)
 - Charterhouse (Perth and Kinross Council)
 - Dewar Court (Cairn Housing Association: Under Perth and Kinross Council Management)
 - Quayside Court (Bield Housing Association)
- 2.2 Each unit will have a mix of tenants, with approximately 30% with low, 30% with medium and 30% with high levels of need. It is important that this balance is maintained, so when a vacant unit (tenancy) becomes available, a person needing housing with additional support will only be placed if it supports this balance.
- 2.3 A key factor in the development of the model is the availability of sheltered housing units/tenancies in which to place people assessed as being appropriate for this service.
- 2.4 The model of service will include and/or involve:
- A Social Work Outcome Focused Assessment
 - Fast-track allocation process from social workers to the Housing Allocations Team and Registered Social Landlords (RSLs) if applicable
 - Individuals having their own tenancy

- On-site housing support service, minimum of 36 hours per week in sheltered housing complexes and 98 hours in very sheltered housing complexes
- Rapid Response based at Carpenter Court from 5pm to 10pm (with handover period at 8pm) and at weekends to provide care at Charterhouse, Dewar Court and Carpenter Court along with their other duties
- Home care service to individuals delivered in their own home by off-site provider allocated to the complex (average 15 hours)
- Overnight care provided by Rapid Response Service through planned care or community alarm to 7.30am
- Smart technology items such as community alarms, smoke and flood detectors
- Adaptations and/or equipment installed
- Social and other activities available in common areas
- Intergenerational service in partnership with Education and Children's Services and RSLs
- Befriending Service in partnership with Perth and Kinross Association of voluntary Services (PKAVS) and RSLs
- Meals service

2.5 The eligibility criteria are as follows, applicants will:

- Normally be 60 years or over **or**
- With a recognised disability **and**
- Have been assessed as requiring formal housing support and/or a minimum of a medium level of care at home over 7 hours per week which could include overnight care **and**
- Require assistance with daily living tasks and /or personal care and agree to accept at least the minimum service offered **and**
- The level of support and/or care required is not greater than can be offered from the support and/or care provider and sustained within a sheltered housing scheme, **and**
- Agree to enter into a formal Support and /or Care Plan and take part in periodic reviews of that plan, **and**
- Need the facilities offered by a Housing with Additional Support scheme, which are not available in other types of supported / older people's housing

2.6 Overall priority will be assessed against the following presenting or predicted factors:

- The applicant's current accommodation impacts adversely on their physical and/or psychological wellbeing
- The applicant's functional ability to manage personal and other daily living routines in the current accommodation
- A care and support package cannot be effectively delivered within the applicant's current accommodation

- The current accommodation cannot readily or cost effectively be adapted to meet their needs
- The applicant is homeless as their current accommodation is no longer available or suitable to return to

Eligibility for Housing with Additional Support will be established through a joint assessment process involving community care and housing staff.

3. CURRENT POSITION

- 3.1 The new model was launched in Perth at the beginning of April 2015. In preparation for this, staff briefing sessions were held with key staff in Perth and they were recently surveyed to gauge their understanding and promotion of the new model. This will be repeated over the coming months. In addition, information is now available on the Council's website and an article was included in the Council's 'On the House' magazine which is for Council tenants. A leaflet has also just been printed and will be widely circulated to the public, staff and to targeted organisations. Communication and marketing the new model will continue to be developed and closely monitored, particularly over the next six months.
- 3.2 To date, nineteen people have been referred for housing with additional support. The majority of them (13) were already living in sheltered housing units, with two people living in units outwith the Perth city units. Of the nineteen people referred, five are progressing with housing with additional support. Four of these people are already living in the Perth city sheltered housing units, but their care and support will increase, and one person will move into one of the units from the community. This is a very positive start.
- 3.3 The referrals and allocations to housing with additional support will be closely monitored as referrals are received and accepted. A new referral and allocation procedure has been developed involving community care, housing and Registered Social Landlord (RSL) staff. This work is being managed by an operational group which meets two weekly, and a steering group involving Council and RSL managers.
- 3.4 A key part of this model is the development of intergenerational work with local schools. Three inter-generational projects will be taking place within Carpenter Court, Charter House and Sanda Court in Perth (the latter is outwith the housing with additional support first phase). Pupils ranging from S4 to S6 from Perth High School, Perth Grammar and Perth Academy, will be involved in running activities within the sheltered housing complexes which enable them to, along with residents, become actively involved in activities such as music, dance, drama, computing and exploring lifestyles across generations.
- 3.5 Induction and arranged visits to each of the complexes by pupils including, the planning of the activities with residents, will take place between June and August. It is anticipated that around 50-60 young people will benefit from taking part in activities throughout the year, bringing the younger and older

generation together in a purposeful, mutually beneficial way to promote greater understanding and respect across generations with a view to creating sustainable lasting partnerships.

4. CONCLUSION AND RECOMMENDATIONS

4.1 This report updates Committee on the implementation of a new model of housing with additional support for older people with complex needs, capable of sustaining a tenancy, based around sheltered housing units, initially in Perth City, which offers support for them in their communities.

4.2 Housing and Health Committee is asked to:

- (i) Note the proposed development of housing with additional support in five units in Perth City.
- (iii) Request that the Executive Director provides a progress report in spring 2016.

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Approved

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John Walker	Executive Director (Housing and Community Care)	18 May 2015

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
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	Yes
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	Yes

1. Strategic Implications

Community Plan/Single Outcome Agreement

- 1.1 This report supports the following outcomes from the Community Plan / Single Outcome Agreement:
- Supporting people to lead independent, healthy and active lives
 - Creating a safe and sustainable place for future generations

Corporate Plan

- 1.2 As outlined in section 1.1 above.

2. Resource Implications

Financial

- 2.1 None arising from this report.

Workforce

- 2.2 None.

3. Assessments

3.1 Equality Impact Assessment

Under the Equality Act 2010, the Council 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 Council to demonstrate that it is meeting these duties.

- The proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome Assessed as relevant and the following positive outcomes expected following implementation: The services that are the focus of this report will have a positive impact on older people's wellbeing.

3.2 Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals. However, no action is required as the Act does not apply to the matters presented in this report.

3.3 Legal and Governance

The Head of Legal Services has been consulted on the content of this report.

Risk

- 3.4 A risk profile has been developed and is being managed by the Project Team.

4. Consultation

4.1 Internal

The Heads of Finance and Legal Services have been consulted on this report.

External

- 4.2 The Tenant Committee Report Panel has been consulted on this report. They note that it was 'an informative paper with some ideal solutions to help maintain a degree of independence with the appropriate trained support staff which could reduce the feeling of isolation some people have staying by themselves.'

5. BACKGROUND PAPERS

- 5.1 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 upon to any material extent in preparing the above report.

6. APPENDICES None

