

# INVERCLYDE HOUSING CONTRIBUTION STATEMENT

2019 - 2024

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## 1: Introduction and Reflections on 2016-19 Statement

The HCS is a statutory requirement, set out in the Statutory Guidance and Advice note to support the Public Bodies (Joint Working) (Scotland) Act 2014. The guidance advises Integration Authorities, Health Boards and Local Authorities on their responsibility to involve Housing Providers to achieve outcomes for Health and Social Care.

The Inverclyde Housing Contribution Statement (HCS) has been developed in partnership with Housing and Health and Social Care strategic planners and operational practitioners. The statement acknowledges people's right to live at home or within a homely setting; that suitable, quality housing contributes to reducing health inequalities; and recognises Housing's role as the 'stabilising third leg of health and social care integration'.

Ownership and management of the former council housing stock was transferred to River Clyde Homes and Cloch Housing Association in 2007, therefore Inverclyde Council no longer owns any housing stock. Homelessness services were also moved under the directorate of the Health and Social Care Partnership (HSCP). However as the strategic housing authority the council maintains a statutory duty with regards to strategic planning and investment, and overall responsibility for promoting effective housing systems in Inverclyde across all housing tenures.

This is the 2<sup>nd</sup> HCS produced by Inverclyde HSCP and its partners. Housing has an important influence on health inequalities in Scotland through affordability, housing quality, fuel poverty, and the role of housing in community life. The Statement clearly articulates the links between Housing, Health and Social Care and highlights the shared outcomes and service priorities identified in both the Strategic Plan and the Local Housing Strategy (LHS).

Inverclyde has successfully established a multi-agency Housing Partnership Group (HPG) which has responsibility for delivering on the actions contained within the HCS. The HPG has been instrumental in delivering on a number of actions from the previous HCS:

- Development of the Youth Housing Statement
- Throughcare accommodation proposed for new build social rented housing site in Greenock.
- Commissioned research into temporary accommodation
- An ongoing review of Aids and Adaptations
- Closer working and joint funding of Occupational Therapy
- Production of draft Rapid Rehousing Transition Plan

- Establishment of a joint evidence base to identify housing requirements for Inverclyde residents
- HSCP partners are now involved early in the planning process to ensure adequate supply of specialist provision housing is delivered through the Affordable Housing Supply Programme

The HPG will continue to address and deliver on ongoing actions from the previous HCS and plan how best to deliver on new actions proposed within this Statement. Consideration is made at each meeting of the HPG on possible future actions which would ensure that we continue to reduce health inequalities through provision of suitable, quality housing.

## **2: Partnership Working/Governance**

Inverclyde Council has long established arrangements in place to involve stakeholders and partners in developing, delivering, reviewing and updating the LHS which is reported routinely to the council's Environment & Regeneration Committee.

The LHS 2017-22 is the local authorities' current strategic document for housing in the area, which sets out commitments over the next 5 years to improve housing and the delivery of housing related services. The LHS acknowledges how the right housing and services can help to support independent living, and can contribute to health and social care objectives.

Inverclyde's Local Development Plan is the overarching Inverclyde Council planning document which sets out how and where investment and development can take place across Inverclyde. The plan has recently been out for consultation and will be a key strategic framework to inform future house building and community space within Inverclyde. It is expected to be fully adopted in Autumn 2019.

The Inverclyde Registered Social Landlord (RSL) Liaison meeting takes place quarterly. It is chaired by Housing Strategy and encourages all social housing providers currently operating within Inverclyde to engage with peer organisations and foster collaboration. It provides networks for sharing best practice and shapes the direction of social housing strategy in Inverclyde.

The Public Bodies (Joint Working) (Scotland) Act 2014 requires that a Strategic Planning Group (SPG) is formed to engage with stakeholders on the production and implementation of the Strategic Plan, which is accountable to the Integrated Joint Board. To promote the Housing sector's role in Health and Social Care integration, a representative from both the council's Housing Strategy team and Inverclyde Housing Association Forum are included on the Health and Social Care Partnership's SPG. In addition there is a representative from the Inverclyde Housing Association Forum on the Integrated Joint Board.

The HPG meets quarterly and involves a range of stakeholders from the HSCP, local and national RSLs, and Inverclyde Council's Housing Strategy team. The group works collaboratively to deliver the actions set out in the HCS and reports directly to the SPG.

Within Inverclyde 3 locality groups have recently been established, East, West and Central Inverclyde. These localities will provide a bridge between strategic planning, assessment of needs, and the coordination and development of services across the local authority area. The localities have been defined by the SPG working in collaboration with communities. It is envisaged that these localities will dovetail with the Community Planning Partnership locality structures which are in development, and it is anticipated that representatives from the RSLs will be key members of these locality groups once established.

### **3: Shared Evidence of Needs**

The Housing (Scotland) Act 2001 places a responsibility on local authorities to prepare a LHS that is supported by an assessment of housing need and demand. The second Clydeplan Housing Need and Demand Assessment (HNDA), created in May 2015 provided an evidence base to inform both the LHS and the LDP. The HNDA includes an assessment of current and future housing requirements for 8 local authorities in the Glasgow Clyde Valley Area. However Inverclyde is distinct in comparison to the other 7 authorities due to its declining population and this presents problems for predicting future housing requirements. It is anticipated that work on the third Clydeplan HNDA beginning in January 2019 will provide an enhanced understanding of local needs and key issues.

Inverclyde's Joint Strategic Needs Assessment (JSNA) was approved in 2017. It provides the Strategic Plan with an evidence base for the underlying demographics and health and care needs of the Inverclyde population. The JSNA highlights local social and economic issues to enable all partners in Inverclyde to make informed choices about service provision. An updated JSNA was developed for the revised Strategic Plan and for the first time provided information at a locality level; this information was used to help shape the actions within the Strategic Plan.

The table below sets out a housing profile summary for Inverclyde, outlining some of the headline factors that feature as part of the needs assessment. The data and information was taken from multiple sources including national datasets such as: Scotland's Census 2011, National Records of Scotland, Annual return on the charter (ARC) data from the Scottish Housing Regulator, Rightmove, and routinely collated local management information. Figures are for the most recent year published and available.

**Table 1: Summary Housing Profile**

Factor	Measure	Trend	Compared to National
<b>Population</b>	<p>At June 2017, the population of Inverclyde was 78,760. This is a decrease of 0.5% from 79,160 in 2016.</p> <p>By 2040, population in Inverclyde is expected to have decreased to 70,977</p>	<p>Between 2016 and 2026 the 16 to 24 age group is projected to see the largest percentage decrease (-13.2%) and the 75 and over age group is projected to see the largest percentage increase (+20.8%) in Inverclyde. In terms of size, however, 45-64 age group is projected to remain the largest age group.</p>	<p>All councils in Scotland are expected to see an increase in their older populations, particularly the 75+ age group.</p>
<b>Households</b>	<p>Number: 37,651</p>	<p>Between 2016 and 2026, the number of households in Inverclyde is projected to decrease from 37,586 to 37,405.</p>	<p>This is a 0.5% decrease, which compares to a projected increase of 6.4% for Scotland as a whole.</p>
<b>Tenure</b>	<ul style="list-style-type: none"> <li>• Owner-occupied: 63%</li> <li>• Private rented: 11%</li> <li>• Social rented: 25%</li> </ul>	<p>Continued increase in private renting</p>	<p>The proportion of households in the PRS in Scotland has grown steadily from 5 per cent in 1999 to 15 per cent in 2016, an estimated increase of 250,000 households</p>
<b>Household size</b>	<p>The most popular household size is 'one adult', followed by 'two adult' households. The least common household type is 'one adult and one or more child households'</p>	<p>By 2026, 'One adult' household is projected to remain the most common (44.2%) and 'One adult, one or more children' household is projected to remain the least common (7.9%) in Inverclyde.</p>	<p>Inverclyde is projected to have the 2nd lowest percentage change in household numbers out of the 32 council areas in Scotland</p>
<b>Housing costs</b>	<p>Average house sale price: £117,112</p> <p>Private rent – Local Housing Allowance rate 2 bed: £101 per week</p> <p>Average rent for 2 bed RSL property: £ 72.24</p>	<p>House prices in Inverclyde are similar to Dunbartonshire (£118,418), but cheaper than Renfrewshire (£141,668) and East Renfrewshire (£261,132).</p> <p>The priciest area within Inverclyde was Auchenbothie Gardens (£247,671) and the least expensive was Central (£57,674).</p>	<p>During the last year, house prices in Inverclyde were 5% down on the previous year and 33% down on 2007 when the average house price was £174,556.</p> <p>Overall, Inverclyde house prices are below the Scottish average (£167,000)</p>

<b>Assessed need and demand</b>	<p>Riverclyde Homes waiting list: Total number of applicants: 5972</p> <p>Applicants stating that they have a medical and community care needs: 1718</p> <p>Applicants stating they are wheelchair dependant: 116</p> <p>Inverclyde Common Housing Register Total Active Applications: 3821</p> <p>Those within the 'adapted' category: 35</p>	<p>ARC analysis shows that there are fluctuations in the number of properties re-let by local RSLs during the last 5 years, with RCH relets increasing by 42% from 471 in 2013/14 to 671 during 2017/18, Cloch HA relets increasing by 73% from 92 to 160 while at the same time Oak Tree relets fell by 21% and Larkfield fell by 21%.</p> <p>Owner occupier is still the largest housing tenure and it is difficult to assess need overall in the private sector, however there is growth in number of PRS properties, representing 11% of all stock in Inverclyde.</p>	<p>The Scottish Government is committed to a target of 50,000 new affordable homes by 2021, including 35,000 for social rent.</p>
<b>Homelessness</b>	<p><u>2015/16</u> Presentations: 740 Applications : 244</p> <p><u>2016/17</u> Presentations: 778 Applications: 236</p> <p><u>2017/18</u> Presentations: 888 Applications: 191</p>	<p>Homelessness in Inverclyde has reduced in recent years; however the number of presentations to service for support has increased.</p> <p>We are currently working on our Rapid Rehousing Transition Plan and Actions to transition to the Rapid Rehousing approach.</p>	<p>Inverclyde has a relatively small homeless population in comparison to the rest of Scotland. There were 34,972 homelessness applications recorded in Scotland between 2017/18; 1% higher than the previous year.</p>
<b>Estimate of fuel poverty</b>	<p>Estimated number of all Inverclyde households in fuel poverty: 31% (around 11,000).</p> <p>Estimated families in fuel poverty: 21%</p> <p>Estimated older households in fuel poverty: 41%.</p>	<p>Decrease by 7% from previous reporting due to support of HEEPS funding.</p>	<p>In 2017, fuel poverty declined by 7% in Inverclyde compared to 2016. 31% of households were classed as fuel poor and 6% of households were living in extreme fuel poverty.</p>
<b>Reported health patterns</b>	<p>Top 3 Long-Term Health Conditions in Inverclyde</p> <ul style="list-style-type: none"> <li>• Hypertension</li> <li>• Depression</li> <li>• Asthma</li> </ul>	<p>Broadly similar long term health conditions across the 3 wellbeing localities.</p>	<p>Around two million people, 40 per cent of the Scottish population, have at least one long term condition and one in four adults over 16 reports some form of long term illness, health problem or disability. The predicted long term health conditions that are expected to increase the most are: Diabetes, Hypertension, heart failure and COPD</p>

## 4: Shared Outcomes and Local Priorities

The National Health and Wellbeing Outcomes for Scotland are relevant for all housing stakeholders working together to deliver on better Health and Social Care outcomes. The second Inverclyde Health and Social Care Strategic Plan 2019 - 2024 details how we can best meet the national outcomes and continue our commitment to improving outcomes for the people of Inverclyde over the next five years. The vision espoused within the second Strategic Plan was created by the people of Inverclyde including carers, service users, and HSCP staff:

*“Inverclyde is a caring and compassionate community working together to address inequalities and assist everyone to live active, healthy and fulfilling lives”*

Aligning with the national outcomes and addressing local concerns and values, the HSCP has developed six key priorities, or ‘Big Actions’ within the Strategic Plan which it wishes to achieve during the life of the plan:

*Big Action 1* - Reducing health inequalities by building stronger communities and improving physical and mental health

*Big Action 2* - A nurturing Inverclyde will give our children & young people the best start in life

*Big Action 3* - Together we will protect our population

*Big Action 4* - We will support more people to fulfil their right to live at home or within a homely setting and promote independent living

*Big Action 5* - Together we will reduce the use of, and the harm from alcohol, tobacco and drugs

*Big Action 6* - We will build on the strengths of our people and our community

These ‘Big Actions’ compliment the six outcomes set out in the LHS 2017 - 2022 which were designed to overcome many of the housing challenges facing social tenants, private tenants, home owners and homeless people of Inverclyde:

1. *Access to Housing* - Promote a supply of good quality affordable housing solutions across all tenures
2. *Sustainable Places* - Ensure that Inverclyde has sustainable, attractive and well-designed communities with well-functioning town centres
3. *Preventing Homelessness* - Prevent homelessness where possible through provision of ongoing support to meet the needs of individuals
4. *Housing and Health* - People are supported to live independently for as long as possible in their own homes and communities

5. *Affordable Warmth and Climate Change* - Tackle fuel poverty and contribute to meeting the climate change target
6. *Improving Housing Quality* - Improve stock condition across all tenures.

To align with the Big Actions and outcomes identified within the Strategic Plan and the LHS, the HCS is underpinned by 3 outcomes which the HPG will aim to realise:

**Outcome 1** - Increase the provision of quality, affordable homes across all tenures which meet the needs of the people of Inverclyde

**Outcome 2** - Provide suitable provision of housing adaptations and housing related support to ensure that our people live in homes which meet their physical and wellbeing needs

**Outcome 3** - Ensure easy access to relevant information and advice on housing and support services to improve housing outcomes for all Inverclyde residents

The HPG has determined that the following actions will help deliver on its outcomes, help meet the vision of the Strategic Plan, and safeguard Housing's role as the stabilising third leg of Health and Social Care integration:

1. Use evidence based need and demand to identify specialist provision housing requirement early in the planning of the Affordable Housing Supply Programme.
2. Review how information about partners' services, products and customers is shared and who they share it with.
3. Continue the joint review of Inverclyde's Adaptation Services
4. Continue to improve housing outcomes across a range of measures for young people, including care leavers.
5. Ensure smooth transition to a Rapid Rehousing approach by 2024, utilising Housing First where necessary.
6. Assess whether a buyback programme assisted by the Affordable Housing Supply Programme might better address health inequalities & build stronger communities.

7. Review and address fuel poverty in light of the Scottish Government's target to reduce the number of households in fuel poverty to 5% by 2040.
8. Review how to address poor stock condition in the private rented and owner occupied sectors

Progress on achieving the agreed outcomes will be reviewed quarterly by the HPG; documented within the LHS review; and reported to the Strategic Partnership Group and relevant committees.

## 5: Key Issues and Challenges Summary

There are a number of challenges and issues pertinent to Inverclyde which have been identified as having the biggest impact on our ability to improve the housing contribution to health & wellbeing, these are:

- The change in the demographic profile of our communities
- The stark inequalities that exist within Inverclyde
- The fiscal and economic challenges we currently face
- The desire to keep people at home living independently
- The need to support some of our most vulnerable population groups
- The need for information and advice on housing and support services
- The need to share information and data to support our communities as best we can

The work which our RSLs, HSCP, 3<sup>rd</sup> sector providers and other partners collaborate on to address these challenges is extensive. More information on each of the key challenges and our ongoing actions to mitigate against them can be found at Appendix 1.

## 6: Housing Resources & Investment Summary

As prescribed in legislation, a budget for housing and related functions must be delegated to the Inverclyde Integration Joint Board. In line with this, Inverclyde Council's identified budget is making a direct contribution to Health and Social Care through delivery of delegated functions and is as follows:

Table 2: Delegated Budget

Function	2017-18 budget	2018-19 budget
Commissioned Housing Support	£375,910 Older People £574,804 (Including MacLehose £67,480 & Inv. Women's Aid £131,414)	£375,910 Older People £564,814 (Including MacLehose £57,490 & Inv. Women's Aid £131,414)
Housing Adaptations (Scheme of Assistance)	£740,000	£700,000

Other current and future housing functions and services which provide significant resources to support Health and Social Care Integration and the outcomes we are seeking to achieve include:

- new supply affordable housing
- housing standards
- housing adaptations
- sheltered housing
- increasing range of housing support services

Further information on how we will invest in Housing and Housing Services to address health inequalities and the wellbeing of our residents can be found at Appendix 2.

## 7: Housing Contribution Statement 2019 – 2024 Action Plan

Action No.	Action	Key	Lead Officer	Progress	Last update
1	Use evidence based need and demand to identify specialist provision housing requirement early in the planning of the Affordable Housing Supply Programme	Specialist Provision Housing Review			
2	Ensure smooth transition to a Rapid Rehousing approach utilising Housing First where necessary by 2024	R RTP working groups			
3	Continue to improve housing outcomes across a range of measures for young people, including care leavers	Youth Housing Statement			
4	Review how information about partners' services, products and customers is shared and who they share it with	Information Sharing Review			
5	Continue the joint review of Inverclyde's Adaptation Services	Adaptation Review			
6	Review and address fuel poverty in light of Scottish Government's new target to reduce the number of households in fuel poverty to 5% (0% in SRS) by 2040.	Fuel Poverty Review			
7	Assess whether a buyback programme assisted by the Affordable Housing Supply Programme might better address health inequalities & build stronger communities	Assess rationale for ROTS			
8	Review how to address poor stock condition in the private rented and owner occupied sectors	Stock Condition Survey			

## 8: Appendix 1 – Key Issues, Challenges and Responses

### Demographic and ageing population

There has been a steady decline in the population of Inverclyde from over 100,000 in 1981 to around 80,000 in 2014; with a further decrease to 76,760 in 2017, which is a significant ongoing challenge. Population projections indicate a continued decrease in population over the next 20 years, albeit that the rate of decline appears to be slowing. Inverclyde is projected to see the largest population decline across Scotland particularly from the younger working age population.

All councils in Scotland are expected to see an increase in their older population, particularly the 75+ age group. In Inverclyde, between 2016 and 2026, the 16 to 24 age group is projected to see the largest percentage decrease (-13.2%) and the 75 and over age group is projected to see the largest percentage increase (+20.8%). However, in terms of overall size, the 45-64 age group is projected to remain the largest. With this demographic change there is an anticipation that our older population will be living with more complex health conditions.

It is this particular aspect of a reducing population coupled with an increasing elderly population which reinforces the requirement for adequate planning to meet future need for housing and housing related services. As a result of an ageing population, there will be an increased demand for adaptations and specialist provision housing. There is a shortage of specialist provision housing in Inverclyde, particularly in accessible locations as the topography of the local authority area is generally hilly. As a result, specialist housing provision is being reviewed and promoted through the Strategic Housing Investment Programme (SHIP); and HSCP partners are involved in the planning process to ensure an adequate supply of specialist provision housing is delivered through the Affordable Housing Supply Programme.

Tackling fuel poverty is also a challenge in meeting the needs of an aging population; as an estimated 51% of older people are in fuel poverty in Inverclyde; which is greater than any other household type<sup>1</sup>.

The LHS 2017-2022 seeks to increase access to housing and promotes the supply of good quality affordable housing solutions across all tenures. A key indicator in achieving health and housing outcomes in the LHS is to assess the number of people aged over 65 who are in long term care. Currently there is capacity for 750 people within care homes locally. Following an internal feasibility study around the provision of nursing and residential care homes places in June 2018, and with the policy focus on facilitating independent living, it was concluded that care home capacity is sufficient in Inverclyde. The study highlighted that quality of care and support provision by independent providers is high.

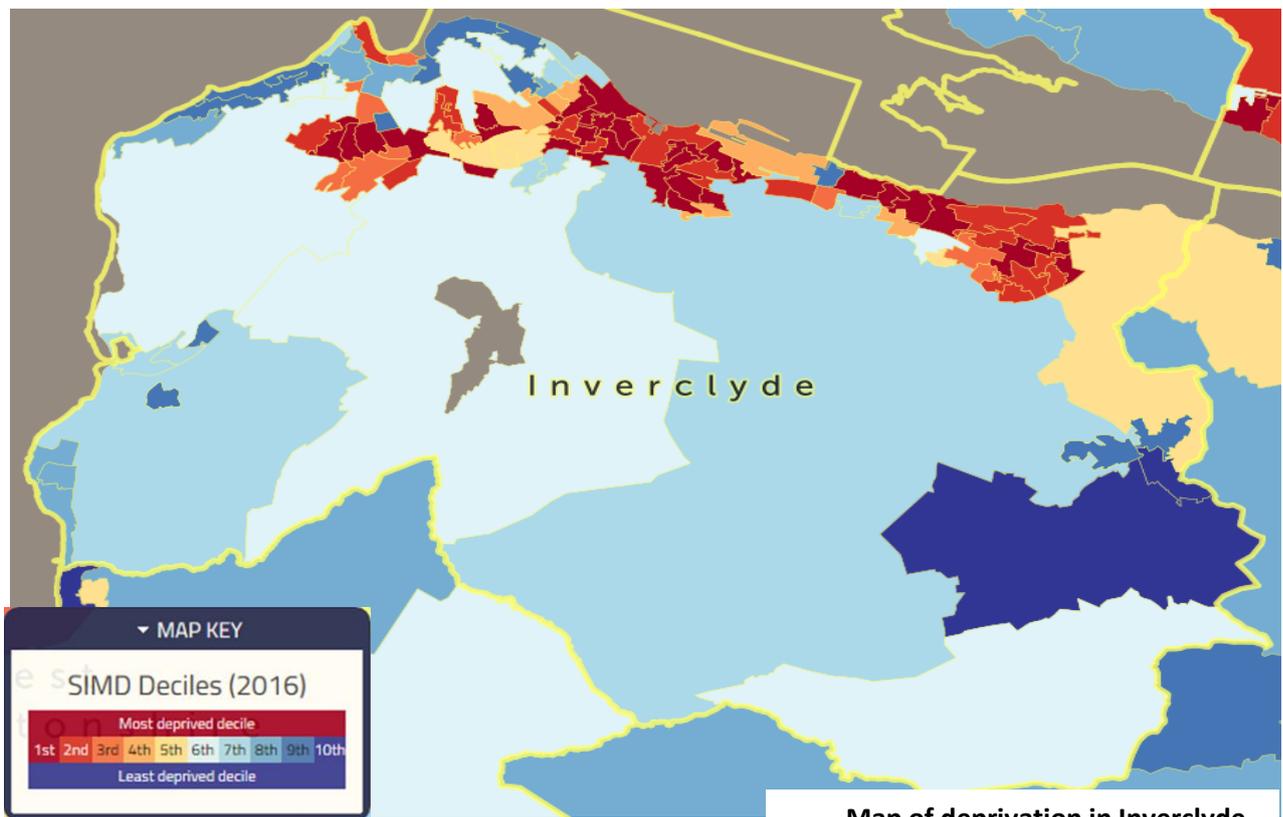
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<sup>1</sup> <https://www.gov.scot/Publications/2017/12/5401>

There is undoubtedly a paradox between the declining population and increase in new build development of affordable housing. While there is a recognised demand for higher quality, more fuel efficient homes in Inverclyde, this presents a potential dilemma of revisualisation of housing stock in areas throughout Inverclyde, which will need to be factored into plans for future investment or demolition programmes. A strategic approach to asset management will be required by RSLs and the local authority to tackle areas suffering from displacement. Independent research is being carried out by North Star Consultancy to assess the impact of new developments and fully understand the effect on existing stock. Conclusions will be brought to the HPG for further consideration.

### Tackling Inequalities

Inverclyde's socio-economic profile presents some significant challenges. The Scottish Index of Multiple Deprivation (SIMD) data map below highlights the deprivation across the whole of Inverclyde. Inverclyde has vast pockets of deprivation, with the most deprived data zones contained in Greenock.



The links between economic inactivity, low income and poor health outcomes are well established and often result in a need for additional public service input. Resource allocation in accordance to need is important to ensure health inequalities are properly addressed. It is vital to provide service, with added intensive support for vulnerable groups, which are effective at reaching those most in need. We must ensure that there are fewer barriers to these groups receiving the support they need.

It is recognised that people with long term health conditions and those who experience homelessness are particularly vulnerable.

### **Fiscal and economic changes**

Whilst national budgetary pressures continue, locally, Inverclyde has suffered from a particularly challenging financial settlement. Services have had to be reduced or lost to meet budgetary targets. Inverclyde has an increasingly elderly population with a rising need for housing services and housing support. However the area receives a decreasing financial settlement due to the compounding effects of depopulation and a reducing working age population. The effects of Welfare Reform, with Inverclyde being one of the first areas in Scotland to move to full service Universal Credit, has been resource intensive for housing providers. Rent arrears increased sharply initially but have since levelled out somewhat. Tenants have been in need of increased levels of benefit and financial support services. Additionally, there is evidence of a reduction in demand for new or change of tenancies as well as increases in abandonment and evictions simply due to lack of affordability. Achieving health and wellbeing goals in these circumstances is a challenge.

### **Home First (Living Independently at Home)**

People and families with chronic and complex needs require intensive support at home via a range of services including home care, nursing, clinical support workers, physiotherapists, occupational therapists and social workers. Compounding this, as mentioned above, demographic projections provide a significant challenge. The increasingly complex health needs of an ageing population necessitates a requirement to develop general and specialist provision housing with support models to help assist people to remain in their own home.

Addressing the demand of people who want to reside in general needs housing but who require adaptations to meet their particular needs is significantly important. Housing and housing-related support have a key role to play in shifting the balance of care. Reducing the reliance on institutional care settings is addressed under outcome 4 of the LHS: *'to ensure that people are supported to live independently for as long as possible in their own homes'*. It is also highlighted in Big Action 4 of the Strategic Plan: *'We will support more people to fulfil their right to live at home or within a homely setting and promoting independent living'*.

Providing timely and appropriate housing adaptations and other preventative services is essential in helping to deliver the vision of both the LHS and the Strategic Plan. The Housing Equipment and Adaptations Service provides a cost effective way of reducing accidents at home. The Scheme of Assistance (SOA) assisted 171 households in the private sector in 2017/18. Overall the number of SOA assisted households dropped after 2014; however the service has seen similar demand from 2015 to 2018. This is in part a reflection of the reduced budget. Table 1 overleaf displays the number of adaptations delivered through the Scheme of Assistance in the reporting year:

Table 1: Number of Adaptations delivered through the SOA

Year	SOA assisted Households
2014	246
2015	175
2016	174
2017	182
2018	171

The total number of requests for adaptations to RSLs for 2017/18 was 705, which was an increase from the 629 requests of the previous year.

Table 2 below displays the total number of adaptations delivered by RSLs in the reporting year:

Table 2: Number of Adaptations delivered by RSLs

RSL	2014/15	2015/16	2016/17	2017/18
River Clyde Homes	219	262	384	318
Oak Tree	56	77	80	77
Cloch	58	36	38	34
Larkfield	21	14	17	16
<b>Total</b>	<b>354</b>	<b>389</b>	<b>519</b>	<b>445</b>

Individually, most of the RSLs have remained relatively consistent over the 4 year reporting period. The total number of completions was the highest in 2016/17. Changes to the levels of funding has direct impact on RSLs ability to carry out works, and a continued reduction in funding going forward will result in a significant change in how services operate. An Adaptations Working Group has been established between HSCP Occupational Therapy, RSLs and the Council to review services and processes in an attempt to respond to changes in funding going forward.

### Vulnerable Groups

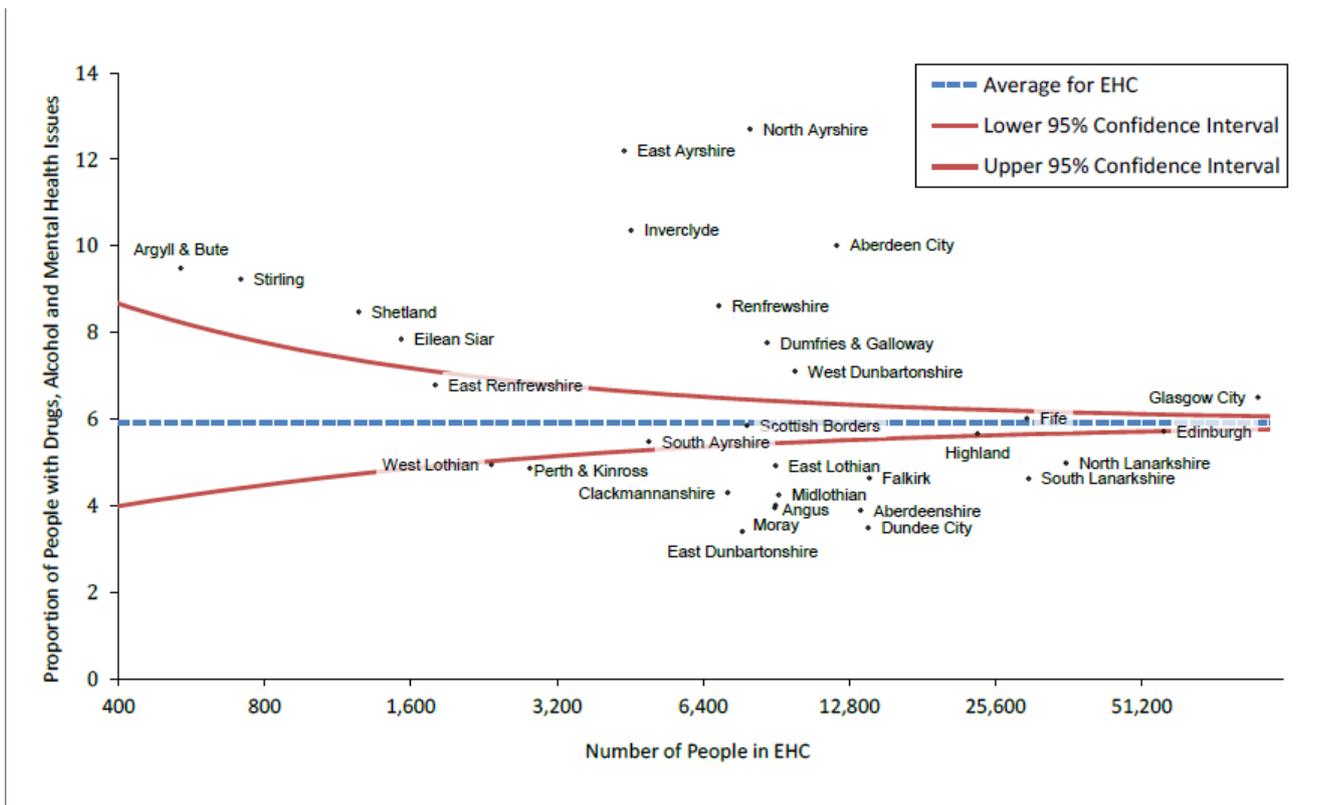
**Carers** - 2011 census data showed Inverclyde to have a population of 81,485. 10.1% of the population identified themselves as being a carer; this was higher than the Scottish average of 9.3%. These figures are expected to grow over the next 10 years due to the projected increase in the number of older people living in the community, and the continuation of a shift in the balance of care towards more community based support.

Local data shows 70% of carers are aged between 45 and 74 and Inverclyde has an ageing population of carers. However young carers in Inverclyde look to be an unrecognised group. Development is required on identifying young carers and providing them with better access to support to positively impact upon their health and wellbeing outcomes.

**Homeless** - The relationship between poor health and homelessness is undisputed. Recent Scottish Government research matched homelessness and health datasets at a nation level for the first time<sup>2</sup>. The research undertook a comparison between 3 groups created by the researchers from SIMD data. The Ever Homeless Cohort (EHC) contained data from individuals with 1 or more homeless application between 2001 and 2016. Each person in the EHC was matched on age and sex to a non-homeless individual from the 20% least deprived areas of Scotland: Least Deprived Cohort (LDC); and a non-homeless individual from the 20% most deprived areas of Scotland: Most Deprived Cohort (MDC).

The research revealed that the EHC were over-represented in A&E attendance, acute hospital admissions, and admission to mental health specialities in comparison to the other cohorts. The EHC cohort also had a death rate 2.1 times higher than the MDC and 5.3 times higher than the LDC. As displayed in the graph overleaf, the research revealed that Inverclyde has the third highest proportion of homeless population with drug, alcohol and mental health issues in Scotland.

Figure 1: Proportion of EHC with Drug, Alcohol-Related and Mental Health Issue by Local Authority



An improved Housing Options process has been developed locally and the number of people proceeding to Homeless applications in Inverclyde has fallen dramatically over recent years due to prompt diversion into available housing stock. Inverclyde is committed to ensuring that homeless households are provided with access to appropriate temporary accommodation which meets their needs. However, those with homelessness experience have difficulty accessing appropriate housing and housing related support.

To address this, Arneil Johnston were commissioned in 2017 to review demand for temporary accommodation in the area and build a delivery plan and financial model to support a revised Temporary Accommodation Strategy. Research undertaken as part of this work has revealed that much of the current temporary accommodation is of the wrong size; in the wrong location; and does not provide sufficient support to meet the needs of our homeless applicants.

Those with complex support needs often fail to sustain tenancies, leading to repeat presentations to the Homelessness service. Without appropriate support this cycle will continue. The Homeless and Rough Sleeping Action Group recently recommended that homeless applicants should be rapidly resettled in permanent housing with support where required. This Housing First and Rapid Rehousing approach provides ordinary settled housing with support as a first response for people with complex needs. The Scottish Government asked all local authorities to

produce a draft Rapid Rehousing Transition Plan (RRTP) by December 2018; to be implemented by April 2019.

The RRTP will sit within the Community Planning Partners wider strategic planning framework of the Local Outcome Improvement Plan and the LHS. It will also be reviewed annually as part of the Strategic Housing Investment Plan (SHIP); be fully integrated into HSCP Strategic Plans; and progress will be included in future iterations of our HCS.

The recently concluded review of temporary accommodation within Inverclyde placed the authority and partners in a strong position to present a fully costed draft RRTP within the timescales required. We now await feedback on our plan from the Scottish Government before implementation in April 2019.

**People with Learning Disabilities** - The Learning Disability Service is working towards the Keys to Life (2013), a Scottish Government ten year strategy for improving the quality of life for people with learning disabilities.

Specific recommendations related to housing are the joint commissioning of public services; incorporating the views of people with Learning Disabilities and their carers into local housing strategies; building capacity in each local area to bring people back from out of area placements; and developing alternative models of housing with support for people with complex needs.

In Inverclyde there is a range of housing provision for people with learning disabilities, including shared housing with support, and core and cluster models of housing with shared night cover. Currently a range of telecare solutions are being utilised for overnight response, though more needs to be developed in this area.

Local support providers are caring for individuals with Learning Disabilities, Autism and other complex needs in specialist housing with support. However we are not fully addressing the needs of individuals with some of the most challenging behaviours and need to develop a more secure model of core and cluster housing. This will enable us to better monitor those who are vulnerable to risk, and who may present risk to others, while enabling them to continue to have independence.

Many people with Learning Disabilities also have physical disabilities and may need accessible housing with modifications such as track hoisting. Some of our more physically able service users also require safe and monitored entrances; securely fenced gardens to prevent absconding and exposure to road dangers; and technology-enabled care to allow a level of independence without risking safety.

**People involved in the Criminal Justice System** - There is a well-evidenced and complex relationship between homelessness and offending. Spending time in prison increases the risk of homelessness and a lack of stable accommodation increases the likelihood of (re-)offending. This can lead to a self-perpetuating negative cycle.

The risk of homelessness for people leaving prison is recognised and monitored by the Inverclyde Community Justice Partnership.

Feedback from people involved in the criminal justice system is that “*work should start as soon as someone is sentenced to consider their future housing position and plan for this throughout their sentence.*” The Scottish Prison Service published the Sustainable Housing on Release for Everyone (SHORE) standards in 2017, and this sense of transitional planning is central to these standards. While the standards are welcomed, there is a need to consider them within the context of local implementation. This relates strongly to the transition to a Rapid Rehousing model, and impacts on planning for alternative housing support options.

A joint approach with young people up to the age of 26 years will include a number of people who may also be involved in the criminal justice system. A key focus will be on the development of a training flat to ensure young people can develop a range of independent living skills to build their confidence; equip them to sustain their own tenancy; and help them to feel more of a part of their local community.

**Young People** - In 2018, Inverclyde delivered our first Youth Housing Statement, which targets access to housing for young people, particularly those leaving care. To respond to the challenges of depopulation, it is important that young people are supported to access appropriate housing and housing related support across all tenures.

### **Access to information and advice on housing and support services**

Populations in all local authority areas across Scotland are expected to increase by 2026, except in Inverclyde and the Shetland Islands. This makes it vitally important that housing information is clear, and the housing market attracts people into the area.

**Housing Options** - The increased use of a Housing Options Approach is vital. All 32 Scottish councils and Glasgow Housing Association have come together in a pioneering partnership to develop a new co-ordinated Housing Options toolkit that will help people sustain their homes, prevent homelessness and aid front-line staff in delivering improved information and advice. The toolkit is due to be released in 2019. Streamlined Housing Options Service Training for all front line workers regardless of job type is crucial in order to enable people to make informed decisions about their current circumstances.

Several of the RSLs operating in Inverclyde participate in the online Inverclyde Common Housing Register (ICHR) which operates a choice-based lettings system. Oak Tree, Larkfield, Link, Cloch and Sanctuary all work with the ICHR, which uses the same web base as River Clyde Homes.

**Low-cost Initiative for First Time Buyers** - The Scottish Government's Low-cost Initiative for First Time Buyers (LIFT) shared equity scheme has helped thousands of people across Scotland purchase an affordable new home. The LIFT scheme offers up to 40% funding towards the price of a home, with the option of purchasing either brand new from a housing association (where available), or from the open market. The scheme is open to a range of people including first time buyers, social landlord tenants, disabled and older people with housing need, armed forces personnel and veterans who have recently left the armed forces.

Inverclyde Council encourages and promotes housing options which meet people's aspirations. The LIFT scheme can provide a resident who wishes to own their own home but currently believes that they cannot afford to, with the chance to live in a home and location of their choosing, within certain price thresholds. It can also assist current homeowners who may be looking for a new home after a significant change in household circumstances; or where someone has a disability and owns a house which doesn't suit their needs. The scheme, managed by Link Group Ltd, has helped thousands of individuals and families into a new home.

**General Advice** - Advice and information in relation to finances and tenancy management is necessary to ensure people are supported to secure and maintain their homes, whether they own or rent. A range of advice and support is provided throughout Inverclyde by the council, RSLs and the HSCP. There is a growing need for RSLs to support people, particularly older people, to obtain the necessary digital skills to be able to access the internet and use online services to claim benefits, pay rents, report repairs and make complaints.

**Information sharing** - Developing better ways of providing information which can be shared across agencies is a particular challenge. For instance it is vital to appropriately share information regarding the housing needs of our population to inform our housing providers as they plan their new build developments through the Strategic Housing Investment Plan.

It is important that we gather good information about the housing circumstances of those with particular needs including those with complex needs, those with physical disability, vulnerable young people, and older people. Information is held across a number of services. How referrals are made between services needs to be examined and opportunities to facilitate collaborative case management explored. Recent changes to GDPR will mean that an opportunity exists to review how such data is stored and to utilise it more appropriately. An information sharing protocol incorporating a data sharing agreement needs to be developed to achieve this.

## 9: Appendix 2 - Housing Investment to Address Health

**New Affordable Housing Supply** - Inverclyde is currently benefitting from significant investment in new affordable housing which will address the housing priorities in our area and reflect the needs of our residents. National and local housing providers will receive around £32 million grant funding from the Scottish Government's Affordable Housing Supply Programme and will deliver over 800 new homes in Inverclyde over the next 3 years; over 100 of which will be Specialist Provision. This will help to ensure that we achieve the outcomes of the LHS 2017-2022, and assist the Scottish Government reach the national target of providing 50,000 new affordable homes in Scotland by 2021/22.

The demand for wheelchair accessible housing is expected to increase significantly across Scotland, with a projected 80 per cent increase in the population of wheelchair users by 2024. All new housing in the area will meet Housing for Varying Needs standards as a minimum requirement, and the current LHS stipulates that 3% of all new social housing should meet wheelchair accessible standards to increase the supply of wheelchair housing in the area and meet the need of our residents.

Link Group Ltd, in partnership with Oak Tree Housing Association, is planning to deliver 150 - 200 new high quality affordable homes for rent in Greenock. This site will benefit from Link Group's own specialist provision target of providing 10% wheelchair adaptable properties on each site. Officers from Housing Strategy and the HSCP are in regular communication with Link Group and other housing providers to ensure that the new build housing can provide bespoke homes to meet an array of needs.

The new affordable housing will also help to address other needs. For example, RCH are incorporating dementia friendly designs and providing 'assisted living' homes for older and disabled residents.

All of the housing will tackle fuel poverty and ensure that heat is affordable for residents by increasing energy efficiency to reduce the amount of energy required to heat the home. Table 3 overleaf displays the proposed specialist provision housing to be delivered through the Strategic Housing Investment Programme by March 2021:

Table 3: SHIP Proposed Specialist Provision new build by 2021

Project	Area	Developer	UNITS TYPE			
			Total Units	General Needs	Specialist Provision	Type of Specialist Provision
Ravenscraig Hospital	Greenock	Link	149	122	27	15 Wheelchair Accessible / 12 Amenity
Auchmead Road	Greenock	Oak Tree	36	34	2	Wheelchair Accessible
St Stephens	Port Glasgow	River Clyde Homes	224	189	35	7 Wheelchair Accessible / 28 Amenity
Kings Glen	Port Glasgow	Cloch	58	54	4	Throughcare
James Watt Dock Phase 1	Greenock	River Clyde Homes	72	70	2	Wheelchair Accessible
James Watt Dock Phase 2	Greenock	River Clyde Homes	66	58	8	Blackwood
Dubbs Road	Port Glasgow	Sanctuary	23	0	23	Amenity
Slaemuir Phase 2	Port Glasgow	River Clyde Homes	34	33	1	Wheelchair Accessible
Slaemuir Phase 3	Port Glasgow	River Clyde Homes	30	29	1	Wheelchair Accessible
Bow Farm	Greenock	Oak Tree	62	60	2	Wheelchair Accessible
Houston Street	Greenock	Oak Tree	20	19	1	Wheelchair Accessible
Chalmers Street	Gourock	River Clyde Homes	40	0	40	1 Wheelchair Accessible / 39 Amenity
<b>Totals:</b>			<b>814</b>	<b>668</b>	<b>146</b>	

**Housing Standards** - Social housing providers and the council in Inverclyde have made significant progress through major investment to secure improvements in the physical fabric and quality of housing and the built environment. Homes are now generally safer, more comfortable and affordable to heat. Continuous programmes of maintenance and improvement of social housing will continue to have a major impact in improving the quality of the environment and life for tenants and residents.

Actions to meet the 2020 Energy Efficiency Standard for Social Housing target will raise building performance standards which will ensure tenants continue to live in good quality, warm, dry homes for the future, reducing negative health impacts and financial inequality among those living in the sector. A Common Scottish Housing Quality Standard to include housing in the Private Rented Sector would further reduce negative health impacts and financial inequality.

**Housing Adaptations** - The specification for adaptations has been refreshed across all tenures to ensure equity of provision and the commissioned Care and Repair service which provides adaptations to owner occupiers is currently out to tender.

Care and Repair services offer a broad range of advice, support and assistance to older people to help repair and maintain their homes effectively. This increases their safety and wellbeing by reducing potential hazards which could potentially contribute towards slips, trips and falls. There are aspirations around a tenure-neutral adaptation budget at a Scottish Government level and the partnership will gladly follow guidance on this when produced.

**Sheltered Housing** - River Clyde Homes have the largest Sheltered Housing provision in the area, and as a result have contributed 50% of the cost towards a Housing Occupational Therapist, to ensure the optimal use of wheelchair accessible

and older people's housing within their housing stock. Moving forward, Housing options training for Housing and HSCP staff will be undertaken in partnership. The aspirations for the training is to adopt a focus around having housing conversations with older people (who may be in an under occupancy situation) early in the care pathway to consider and plan moving home at an earlier point in order to avoid crisis rehousing; free up family accommodation; and make best use of limited adaptation budgets to adapt the right properties and enhance accessible homes within Inverclyde.

**Housing Support** - There are a range of non-delegated housing support services provided, which includes housing and tenancy support; housing services for older people in sheltered and amenity housing; and the community alarm service. In addition to this, social housing providers offer a range of services for homeless people, which includes giving advice to those facing difficulties, welfare rights advice, advocacy support, and assistance in finding alternative housing.

Sheltered Housing is a popular housing choice amongst older residents in Inverclyde. There are currently 13 complexes in the area and the majority of these are owned and managed by River Clyde Homes.

These complexes offer a warden service, which helps to mitigate against social isolation and loneliness and provides activities in the common areas for residents to attend. These activities include physical exercise, armchair Tai Chi, and stand-up bingo. Sheltered Services provide a housing support service and are regulated and inspected by the Care Inspectorate. To meet and exceed regulatory standards Sheltered Services must engage with residents in outcome based personal care planning and risk assessment.

River Clyde Homes have determined that future housing support services should focus on preventing social isolation by targeting resources towards those with the greatest need within the community, and by building capacity amongst residents to influence, organise, and where appropriate lead activities within the complex and the wider community. With this view, funding is being sought for a housing support co-ordinator to support staff and residents

A partnership review of Sheltered Housing has been undertaken with the aim of optimising funding to modernise the service. By using technological solutions, RCH plan to free up current staff capacity to support an assets based approach within complexes. By facilitating this approach, the housing support contribution will optimise individual independent living solutions and a wider reablement approach in order to support people to live well at home and reduce barriers to engagement within their community and social networks.

Trust Housing also provide a Housing with Care Service in Greenock which has developed over a number of years to meet the needs of older people who would perhaps otherwise have to move into a care home. The promotion of independence

in a safe and adaptive environment, where people can have access to flexible care and support services within their own tenancy is a preferred option for many and provides many benefits to both individual residents and the wider health and social care system.

River Clyde Homes have recently established a new Retirement Housing model at a block of high-rise flats in the Broomhill area of Greenock. The aim of this model is to directly tackle social isolation and loneliness and includes an on-site Retirement Housing Co-ordinator. Retirement Housing sits between mainstream housing and Sheltered Housing and is intended as a 'stepping-stone' for those who require more structured interaction than the general population but are not yet ready to move on to Sheltered Housing. The Co-ordinator takes on some of the traditional caretaking duties expected in a high-rise property and also arranges and runs social activities from a community flat. The model is proving very successful with our older residents.

RSLs in Inverclyde have many other initiatives that tackle social isolation amongst older residents. The jointly funded Future Skills team host Tech-i Tea Parties throughout Inverclyde which encourage older residents to participate in digital learning in a tea party environment. River Clyde Homes also host an annual Winter Party for residents aged over 75 and those who live in sheltered housing. Trust Housing has installed Wi-Fi in all individual properties within both their sheltered and Housing with Care services in Inverclyde. A kiosk is provided in the communal lounge and learning programmes have been accessed to assist residents on their digital journey.

River Clyde Homes have recently established a new Inclusive Communities Team. This team aims to work closer to support communities and provides advice and support in relation to financial and digital inclusion, employability and health and wellbeing. This team aims to tackle exclusion and will bring in new services to support customers. The team will also work closely with HSCP in order to support residents who are in hospital and arrangements to be made to enable them to be discharged. Trust's Housing with Care Service assists in the prevention of admission to hospitals and in the prevention of delayed discharges. Care packages are put in place to immediately provide a flexible and adaptive care and support service to individuals.

Oak Tree, Larkfield and Cloch Housing Associations have been awarded in the region of £250,000 from the Climate Challenge Fund to delivery an Energy Activator Programme. This project will carry out energy audit visits, workshops, training and practical assistance in a bid to reduce carbon emissions, tackle fuel poverty and increase energy awareness in the Inverclyde.

## 10: Appendix 3 - Housing Partnership Group Contacts

<u>Area Represented</u>	<u>Email Address</u>
<u>HSCP</u>	
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<ul style="list-style-type: none"> <li>Cloch</li> </ul>	<a href="mailto:P.Mcvey@clothhousing.org.uk">P.Mcvey@clothhousing.org.uk</a>
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