



**REPORT TO: HEALTH AND SOCIAL CARE INTEGRATION JOINT BOARD – 25 FEBRUARY 2020**

**REPORT ON: HOUSING CONTRIBUTION STATEMENT 2019-2022**

**REPORT BY: CHIEF OFFICER**

**REPORT NO: DIJB1-2020**

## **1.0 PURPOSE OF REPORT**

1.1 The purpose of this report is to seek approval of the Partnership's Housing Contribution Statement 2019-2022.

## **2.0 RECOMMENDATIONS**

It is recommended that the Integration Joint Board (IJB):

2.1 Note the work undertaken to revise the Housing Contribution Statement, including the contributions made by a range of stakeholders (sections 4.1 to 4.5).

2.2 Approve the Housing Contribution Statement 2019-2022 (attached as appendix 1).

2.3 Note that the Housing Contribution Statement 2019-2022 will be formatted and published on the Partnership's website (section 4.6).

## **3.0 FINANCIAL IMPLICATIONS**

3.1 Funding to deliver the ambitions set out in the Housing Contribution Statement will mainly be reflected in Dundee's Strategic Housing Investment Plan and Dundee City Council's Capital Plan.

## **4.0 MAIN TEXT**

4.1 In March 2019 the Integration Joint Board approved the Partnership's Strategic and Commissioning Plan 2019-2022 (Article VII of the minute of the meeting held on 29 March 2019 refers). Section 53 of the Public Bodies (Joint working) (Scotland) Act 2014 requires Integration Authorities, Local Authorities and Health Boards to have regard the Housing Advice Note (Scottish Government, 2015) that provides statutory guidance on their responsibilities to involve housing services in integration arrangements. The Advice Note includes a requirement to produce a Housing Contribution Statement as a component of the Strategic and Commissioning Plan. Work has therefore been ongoing since April 2019 to revise the IJB's Housing Contribution Statement to align this with the approved Strategic and Commissioning Plan 2019-2022.

4.2 Housing Contribution Statements (HCS) were introduced by the Scottish Government in 2013 and provided an initial link between the strategic planning process in housing at a local level and that of health and social care. Following the 2014 Act and the establishment of Integration Authorities, the purposes of HCS has expanded to provide an overarching strategic statement of how the Integration Authority intends to work with housing services, whether delegated to it or not, to deliver its outcomes.

- 4.3 The process of revising the Housing Contribution Statement has been led by the Partnership's Strategy and Performance Service and Dundee City Council, Neighbourhood Services, Housing Quality and Performance Unit. The Statement has been produced in full compliance with statutory guidance contained within the Housing Advice Note.
- 4.4 The content of the Housing Contribution Statement is drawn from the priorities and outcomes already agreed through the Strategic and Commissioning Plan 2019-2022 and key housing sector strategies; primarily the Local Housing Strategy 2019-2024 and the accompanying Strategic Housing Investment Plan 2019-2024. The Contribution Statement therefore does not contain any new commitments but simply provides a summary of how the housing sector will work as part of health and social care integration arrangements to support the delivery of housing related priorities and outcomes.
- 4.5 A wide range of health and social care and housing stakeholders were fully involved in work to produce the underpinning strategic documents that the Contribution Statement summarises. Members of the public also had the opportunity to influence the content of these underpinning strategies prior to their approval by the IJB and, in the case of the Local Housing Strategy, Dundee City Council. In finalising the content of the Housing Contribution Statement the Partnership's Integrated Strategic Planning Group and Dundee City Council, Neighbourhood Services Management Team have been consulted regarding the content, style and format of the HCS. The final draft, taking account of stakeholder comments, is attached in appendix 1.
- 4.6 If approved, the Contribution Statement will be formatted as a companion document to the Strategic and Commissioning Plan 2019-2022 and published on the Partnership's website. The implementation of priorities and developments within the Housing Contribution Statement and their impact will be monitored as part of wider arrangements to monitor the implementation of the Strategic and Commissioning Plan; including through reports to the Integrated Strategic Planning Group and the Integration Joint Board.

## 5.0 POLICY IMPLICATIONS

- 5.1 This report has been screened for any policy implications in respect of Equality Impact Assessment. There are no major issues.

## 6.0 RISK ASSESSMENT

<b>Risk 1 Description</b>	That the statement is not fully implemented and/or does not achieve the desired outcomes.
<b>Risk Category</b>	Operational, Governance, Political
<b>Inherent Risk Level</b>	Likelihood 3 x Impact 4 = Risk Scoring 12 (which is High risk level)
<b>Mitigating Actions</b> (including timescales and resources )	The Statement is already supported by a range of more detailed Strategic Plans developed in collaboration with the housing sector. The primary underpinning documents, the Local Housing Strategy and Strategic Housing Investment Plan, were approved by Dundee City Council in October 2019.
<b>Residual Risk Level</b>	Likelihood 2 x Impact 3 = Risk Scoring 6 (which is Moderate risk level)
<b>Planned Risk Level</b>	Likelihood 2 x Impact 3 = Risk Scoring 6 (which is Moderate risk level)
<b>Approval recommendation</b>	Given the risk mitigation actions in place the risk is deemed to be manageable and should be accepted.

<b>Risk 2 Description</b>	There is a risk that future funding (2020/21 onwards) will be insufficient to fully implement the Statement.
<b>Risk Category</b>	Financial
<b>Inherent Risk Level</b>	Likelihood 3 x Impact 4 = Risk Scoring 12 (which is High Risk Level)
<b>Mitigating Actions (including timescales and resources )</b>	The underpinning Local Housing Strategy and Strategic Housing Investment Plan have been approved by Dundee City Council and as such, future years budget settlements with the IJB and internal budget allocations to Neighbourhood Services and other relevant Council services should take account of the commitments within the Statement.
<b>Residual Risk Level</b>	Likelihood 3 x Impact 3 = Risk Scoring 9 (which is a High Risk Level)
<b>Planned Risk Level</b>	Likelihood 2 x Impact 3 = Risk Scoring 6 (which is a Moderate Risk Level)
<b>Approval recommendation</b>	Given the risk mitigation actions in place the risk is deemed to be manageable and should be accepted.

## 7.0 CONSULTATIONS

7.1 The Integrated Strategic Planning Group, Chief Finance Officer, Head of Service, Health and Community Care, Neighbourhood Services Management Team and the Clerk have been consulted in the preparation of this report.

## 8.0 DIRECTIONS

8.1 The Integration Joint Board requires a mechanism to action its strategic commissioning plans and this is provided for in sections 26 to 28 of the Public Bodies (Joint Working)(Scotland) Act 2014. This mechanism takes the form of binding directions from the Integration Joint Board to one or both of Dundee City Council and NHS Tayside.

<b>Directions Required to Dundee City Council, NHS Tayside or Both</b>	<b>Direction to:</b>	
	1. No Direction Required	X
	2. Dundee City Council	
	3. NHS Tayside	
	4. Dundee City Council and NHS Tayside	

## 9.0 BACKGROUND PAPERS

9.1 None.

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DATE: 25 February 2020

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Appendix 1

**Housing Contribution Statement**

**Strategic and Commissioning Plan 2019-2022**

This statement outlines the role and contribution of the local housing sector in meeting the outcomes and priorities identified within the Dundee Health and Social Care Partnership [Strategic and Commissioning Plan 2019-2022](#).

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## INTRODUCTION

### Health and Social Care Integration

The Dundee Health and Social Care Partnership (the 'Partnership') is responsible for delivering person centred adult health and social care services to the people of Dundee. The Partnership consists of Dundee City Council, NHS Tayside and providers of health and care services from across the third and independent sectors.

Our Partnership vision for health and social care is that:

***Each citizen of Dundee will have access to the information and support that they need to live a fulfilled life.***

We will deliver our vision by targeting our resources to respond to four priority areas:

- Health Inequalities
- Early Intervention and Prevention
- Localities and Engaging with Communities
- Models of Support / Pathways of Care

You can find out more about the Partnership, its vision, ambitions and priorities in our [Strategic and Commissioning Plan 2019-22](#).

### The Housing Contribution

Housing is at the heart of our communities and essential to providing safe, stable and secure place for families, individuals and carers to live healthy and fulfilled lives. The housing sector and DHSCP are passionate about place making and supporting people in Dundee's communities to be healthy, strong and resilient.

Dundee City Council Neighbourhood Services and the Partnership together acknowledge that living in good quality and suitable housing has a positive effect on people's overall health and wellbeing, including the health and wellbeing of carers. Conversely, poor quality accommodation, being at risk of homelessness, anti-social behaviour, high energy costs and low incomes may have a negative impact on health and wellbeing.

This Housing Contribution Statement is not only focused on the bricks and mortar of building new housing or on regenerating and adapting existing stock. It is also concerned with taking forward innovative ways of addressing social issues that sometimes get in the way of people, including carers, being able to sustain their tenancies and, live fulfilled lives, peacefully and safely in their communities. We want to support people to live in the community of their choice in a household that accommodates those who they chose to live with including partners, families and carers.

The housing sector has supported health and social care priorities over many years. The needs, requirements and ambitions of people in Scotland are supported through the provision of housing, housing support and housing management services. The vital contribution that the housing sector makes is reflected in the requirement (Section 53 of the Public Bodies (Joint Working) (Scotland) Act 2014) to produce a Housing Contribution Statement as a companion to the Integrated strategic Plan. It is also reflected in the key outcomes the Scottish Government would like to achieve for housing and communities in Scotland:

#### [Scottish Government Housing and Regeneration Outcomes:](#)

Housing vision: All people in Scotland live in high-quality sustainable homes that they can afford and that meet their needs.

Regeneration vision: A Scotland where our most disadvantaged communities are supported and where all places are sustainable and promote well-being.

<b>A well-functioning housing system.</b>	<b>High quality sustainable homes.</b>	<b>Homes that meet people's needs.</b>	<b>Sustainable communities.</b>
Availability and choice.  Home people can afford.  Growth of supply.	Efficient use of natural resources.  Safe  Warm  Promote well-being	Access to a home  Able to keep a home  Independent living supported	Economically sustainable  Physically sustainable  Socially sustainable

### **Dundee Partnership Housing Contribution Statement**

This Housing Contribution Statement sets out how the local housing sector will actively work with the Partnership to support them to achieve the priorities and outcomes within the [Strategic and Commissioning Plan](#) for people who use health and social care services and their unpaid carers. The [Local Housing Strategy \(2019-2024\)](#) is the primary strategic document for tackling fuel poverty, provision of housing, housing support and homelessness services, and is embedded in the city's Community Partnership Planning Framework. This Housing Contribution Statement sets out how the priorities, actions and outcomes contained within the Local Housing Strategy, and other key strategic plans for housing, have been informed by and will contribute to the achievement of the Partnership's four priorities for health and social care integration.

You can find out more about planning arrangements for housing in appendix 1.



## THE STORY SO FAR

Since Health and Social Care Integration came into force on the 1st April 2016, much has been achieved through joint working with Dundee City Council Neighbourhood Services and the wider housing sector. Some performance highlights include:

- Delivering 361 additional affordable homes between 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2019;
- Commissioning 133 Particular Needs housing units over the same three year period, 21 more units than had initial been planned;
- In 2017/18 49% of people who used Housing Options approaches did not require to use the homeless pathway, significantly exceeding the target level of 30%;
- Reducing the number of young adults (aged 16 to 26 years) presenting as homeless by 23%;
- Commissioning and developing additional Housing with Care Units for older people;
- Introducing the Lead Professional approach to support many agencies to work together towards common outcomes for homeless people, their families and carers;
- Completing housing adaptations with a value of £3 million during the two-year period form 2016/17 across Council, Registered Social Landlord and Private Sector properties;
- Improving the response as Corporate Parents to young people who are Care Leavers, including by increasing the numbers of young people 'staying put' in their placement after their 16<sup>th</sup> birthday, as well as of young adults remaining in their existing kinship and foster care placements.

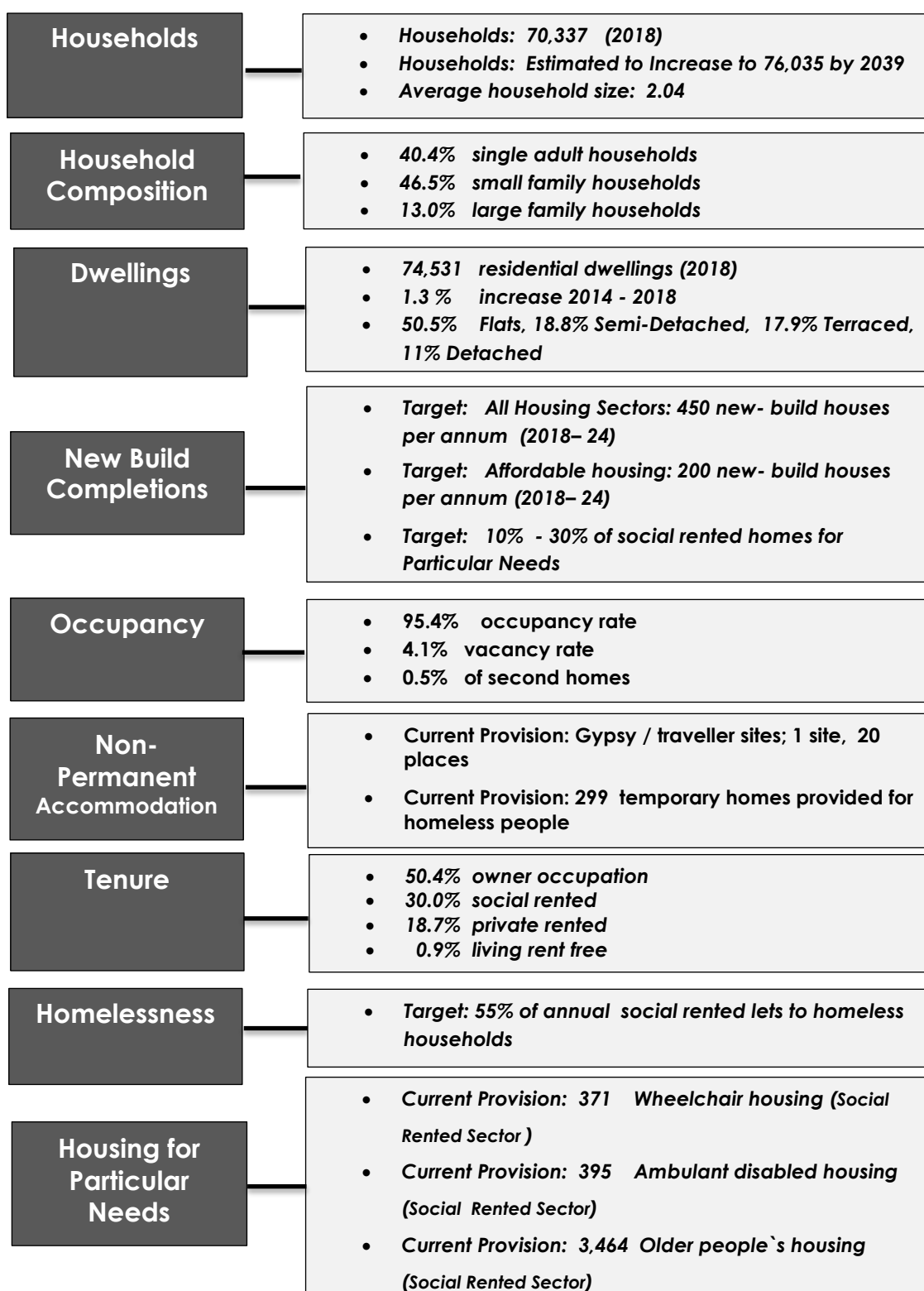
You can read more about our achievements over the first three years of health and social care integration in our [Performance against Housing Contribution Statement](#) report.

## HOUSING PROFILE

Figure 1 provides a summary of the key aspects related to the city's housing.

The data is collated from a number of sources at local and national level, for example: National Census; National Records for Scotland; Scottish Government Statistical Returns; Dundee: Local Housing Strategy, Strategic Housing Investment Plan, Dundee City Council Neighbourhood Services.

Figure 1. City of Dundee Housing Profile: A Summary



**HEALTH INEQUALITIES – the Strategic and Commissioning Plan says ‘we want everyone to have the best health and wellbeing they can have. There should not be any difference between people who live in different areas of the city or who have different circumstances.’**

Issues such as homelessness, fuel poverty and poor housing conditions impact disproportionately on people, including carers, living in the most deprived areas of Dundee and those who are part of protected equality groups. Working collaboratively with the housing sector to tackle these issues is therefore an important part of our wider commitment to tackle health inequalities. We will work together with the housing sector to address health inequalities by:

*Tackling Homelessness and Supporting Vulnerable People*

- Reducing the number of people rough sleeping on the night preceding their application as homeless from 84 per year to 0 by 2024 through provision of appropriate support and accommodation.
- Reducing the number of people leaving prison who become homeless applicants from 93 to 50 by 2024 through application of the SHORE standards.
- Reducing the number of families made homeless from private tenancies from 156 to 100 by 2024 through early intervention approaches.
- Reducing the number of homeless applicants due to domestic abuse from 199 to 100 by 2024.
- Implementing the Housing First model.
- Remodelling temporary accommodation to meet the needs of applicants and reviewing current provision to ensure that it is fit for purpose to meet future need.
- Continuing to work across a range of services to deliver the Vulnerable Persons Resettlement Scheme.

*Tackling Fuel Poverty*

- 100% of council houses to achieve Energy Efficiency Standard for Social Housing by 2023.
- Reducing % of households across all tenures that are fuel poor from 31% to 24% by 2022.
- Visiting every new Dundee City Council tenant to give advice on heating demonstration and signpost to other relevant services.
- Increasing return on income maximisation / benefits checks from £407,409 to £500,000 each year.
- Providing external wall insulation to an additional 400 private flats per year and improve heating in all Dundee City Council housing.

*Improving Standards in the Private Rented Sector*

- The Working Group considering issue identified through consultations regarding private and private rented sector housing will develop an action plan for inclusion in the Local Housing Strategy annual update in September 2020.
- Increasing the number of private sector landlord signing up to Homefinder Project to improve standards from 148 to 264 by 2027.
- Maintaining % of registered private sector properties managed by an Accredited Landlord or letting agent at 25%.

**Homelessness**

Dundee City Council and the Partnership have agreed a joint strategy “[Not Just a Roof: Housing Options and Homelessness Plan 2016-2021](#)” which sets out the strategic direction for the Dundee Homeless and Housing Options Strategic Planning Partnership for the next 5 years. The vision of the Partnership is:

“If people do become homeless, they will be able to access quality information, advice and support which will enable them to live a fulfilled life and gain and maintain their own home”

The plan was developed through gathering the views and experiences of people who have been homeless and other key stakeholders. The main aims of the plan are to:

- Prevent homelessness from happening.
- Ensure a positive experience of support and services for people who are at risk of becoming or are already homeless.
- Ensure individuals can live independent, fulfilled and healthy lives.

Rapid Rehousing and Housing First are two of the key approaches that will be delivered through “Not Just a Roof”. Rapid rehousing is taking a housing led approach for rehousing people who have experienced homelessness ensuring that they reach a settled housing option as quickly as possible rather than staying too long in temporary accommodation. Housing First is specialist provision for people with complex needs that includes personalised, open ended and flexible support.

### *Rapid Rehousing*

Dundee’s [Rapid Rehousing Transition Plan](#) was approved in January 2019 and will be implemented by Dundee City Council’s Neighbourhood Services, the Partnership and the third sector over the next five years to transform Housing Options and Homelessness services. Key outcomes within the plan include:

- Early intervention and prevention of homelessness.
- People should have a settled mainstream housing outcome as quickly as possible.
- Housing First.
- Implementation of the National SHORE standards for people leaving prison.
- Reducing the use of temporary accommodation, and, where this is not possible reducing the time spent in temporary accommodation.

### *Housing First*

[Housing First](#) is an evidence-based approach. Individuals with multiple and complex needs have access to independent, stable accommodation to support them to move away from homelessness and where needed to begin recovery. 70-90% of Housing First residents can remain housed as a result of the provision of intensive, flexible and person-centred support. Housing First Dundee is an innovative programme that will work positively and proactively with those that have had difficulty in engaging with traditional housing and support services due to a variety of complex needs. It is an exciting opportunity to give participants hope and end the revolving door of homelessness.

Housing First Dundee has been developed as a partnership between Transform Community Development (lead), Salvation Army, Dundee Survival Group and Addaction. The project is currently funded via the Housing First Fund. Unlike some other supported housing models, there are no conditions placed on individuals other than a willingness to maintain a tenancy agreement. Housing First is designed to provide long-term, open-ended support for their on-going needs. Housing First Dundee will provide 33 supported tenancies in its first year, with an extension to 100 tenancies being anticipated over the lifetime of the project.

### *Community Justice*

[Sustainable Housing on Release for Everyone \(SHORE\)](#) standards have been developed by the Housing and Prison Leaders Network to improve national consistency of response to the housing needs of people leaving prison. These are being implemented as part of the [Rapid Rehousing Transitions Plan](#). The standards aim to make a contribution to reducing repeat offending and repeat homelessness

and improve our ability to effectively resettle people leaving prison and returning to the community. This approach should increase the number of discharging prisoners going directly into a tenancy with appropriate support. Those people who do need to use temporary accommodation will be rehoused through the rapid rehousing model. Neighbourhood Services, Scottish Prison Service, Community Justice and the Partnership have been working together closely to implement the standards.

### *Domestic Abuse*

In 2018/19 there were 2,103 incidents of domestic abuse recorded by Police Scotland in Dundee, this equates to the fourth highest prevalence rate (rate per 10,000 population) of any local authority in Scotland. The prevention of homelessness through domestic abuse is a high priority for the Scottish Government and housing issues are a significant obstacle to women seeking to leave an abusive relationship. Historically Neighbourhood Services has worked with Dundee Women's Aid and Barnardo's on a Big Lottery funded project providing housing information, home security resources and support. Learning from the project has now been integrated into the Council's Housing Options Service and joint work continues with third sector organisations. Neighbourhood Services has also signed the [Make a Stand Pledge](#) developed by the Chartered Institute of Housing, Women's Aid and the Domestic Abuse Housing Alliance.

### *Care Leavers and Corporate Parenting*

The housing sector has a significant role to play in the implementation of seamless and positive transition to adult life for 'looked after' young people.

Health boards and the local authorities are legally designated as 'corporate parents' within the terms of Part 9 of the Children and Young People (Scotland) Act 2014. The Health and Social Care Partnership supports this and shares responsibilities as a Corporate Parent. This legal responsibility ensures that agencies collaborate to enhance the wellbeing of looked after children and care leavers. As corporate parents we must take action to ensure that looked after children and young people leaving care have safe, secure, stable and nurturing homes. [Dundee's Corporate Parenting Plan \(2017-2020\)](#) identifies the development of approaches that support young people aged 16 and over to remain in their placement and that support young people transitioning from residential houses (for example, satellite flats) as key areas for development.

## **Vulnerable Persons Resettlement Scheme**

The Vulnerable Persons Resettlement Scheme and Vulnerable Children's Resettlement Scheme is a managed migration scheme, run by the United Nations High Commissioner for Refugees. Since December 2015 more than 50 refugee families have been resettled in Dundee from a range of countries of origin. The Resettlement Scheme in Dundee is delivered in partnership by a range of partners from across the statutory and voluntary sectors, including the Partnership. Safe and secure housing, alongside a range of health and social care needs are some of the most important aspects of the resettlement programme.

## **Poverty and Fairness**

### *Fuel Poverty*

Living in fuel poverty affects householders across all tenures. It is recognised that fuel costs and heating your home can be an even greater concern and have a major effect on people with health and social care needs and on their families and carers. There are four main drivers of fuel poverty: energy inefficient properties; high fuel prices; low incomes; and, use of fuel in the home. There has been considerable investment by the Council and Housing Associations in physical energy efficiency

measures and the work of Dundee Energy Efficiency Advice Project, Home Energy Scotland and other advice services. However, high fuel prices in recent years have acted against the impact of the assistance measures.

It is estimated that 1 in 3 people currently live in fuel poverty, to address this Dundee's Built Environment and Climate Change Action Plan along with the Local Housing Strategy have set a joint target of achieving 100% of houses meeting the Energy Efficiency Standard for social housing.

### *Private Rented Housing*

Dundee has a large private rented sector with over 17,000 registered private rented sector properties. Improving housing quality within the private sector is essential to improve the lives of private sector tenants. Below Tolerable Standard properties can be identified as a result of inspections and visits to properties for other reasons, such as visits by the Private Landlord Support Officer, as well as from information provided by third parties.

Care and Repair is an important service for people living in private sector housing. The aim of Dundee Care and Repair is to improve the quality of life for older people and people of any age with disability or chronic illness, who are living in unsatisfactory housing conditions. This can be achieved by the provision of practical advice and assistance with necessary improvements and repairs, which allow the client to remain comfortably and safely in their own home. The service is part of the Council's [Scheme of Assistance for Private Sector Housing](#).

**EARLY INTERVENTION AND PREVENTION – the Strategic and Commissioning Plan says ‘we will have the best community based supports. We want people to have support sooner and stay healthy.’**

Supporting people, including carers, at an early stage who are experiencing difficulties in sustaining good quality and safe housing is an important part of our wider work to intervene early and prevent health and social care needs developing or escalating. We will work together with the housing sector to strengthen early intervention and prevention by:

### *Housing Options and Homelessness Prevention*

- Expanding Neighbourhood Services housing options service, supported by an integrated IT system.
- Reducing the number of homeless applicants with children.
- Reducing the number of homeless applicants who are young people (aged 18-25) through a focus on prevention and testing of a youth housing options service.
- Reducing the number of homeless applicants as a result of prison discharge from 93 to 50 by 2024 through application of the SHORE standards.

### *Housing Support*

- Increase the % of new Dundee City Council tenancies sustained for more than one year from 83.7% to 90% by 2022 and sustain the % at 90% for RSL tenancies.
- Deliver person-centred approach, with tenancy sustainment at its heart.

### **Housing Options Policy**

Housing options provides a person centred approach to advice and information which can help individuals to achieve the solutions that best suit their needs, assisting them to sustain their current housing.

Dundee City Council is currently working towards the provision of a consistent and effective housing options service. The existing service focuses on individuals' personal circumstances, providing advice on: housing, support options, managing debt, substance use, and mental health issues. The main outcome of the service is to deliver a personalised support plan to enable individuals to move forward with their lives. Dundee's ambition is to expand the service over the next five years, which will involve working in partnership with housing associations and the third sector. This will include developing:

- Sustainable Housing Outcomes on Release (SHORE) Standards for people leaving prison;
- A Social Lettings Agency;
- Tenure Neutral Housing Support services;
- The Lead Professional approach;
- Specialist Housing Options Services, for example for young people;
- Specialist provision within trauma informed environments;
- Assertive Outreach Support; and,
- Protocols for people being discharged from hospital.

These developments will be supported by the introduction of a new integrated Housing IT system from 2019/20 onwards. The new system will help the workforce to ensure that people are advised of all housing options available to them in a consistent manner.

### **Prevention of Homelessness**

A key priority is, where possible, to prevent homelessness occurring, by improving planning and pathways into tenancies and expanding the housing options service. The Dundee [Rapid Rehousing Transition Plan](#) acknowledges that the aim is always to prevent homelessness occurring however where this is not possible and people become homeless, a partnership approach is required to ensure that the time they spend in temporary accommodation is kept to an absolute minimum.

#### *Reduction in children who are homeless*

Currently, 26% of the homeless applicants in Dundee have children; this compares with 39% in 2005/06. Although the number of homeless applicants with children has reduced over the past 10 years, we are committed to further reductions over the period of the Local Housing Strategy.

#### *Reduction in young people who are homeless*

The city experienced a rise in the proportion of 18-25 year old applicants from 27% in 2013-14 to 31% in 2014-15. Over the period of the Local Housing Strategy, local partners will work to reverse this trend through a focus on prevention, improved supports and by testing a youth housing options service.

#### *Reduction in people becoming homeless on leaving prison*

At 30 June, 2013 Dundee showed a rate of 322 applicants becoming homeless on leaving prison; compared with the Scottish average of 179 applicants. To improve outcomes for individuals, a key priority is early intervention, and where necessary identify a range of appropriate accommodation and support. A current example of good practice in this area is the Community Reintegration project. This project has led to a marked increase in prisoners voluntarily engaging with statutory and third sector services, while in prison and on their release to live in Dundee. There has also been a significant increase in the number of young people and women accessing resettlement support whilst in custody at Her Majesty's Prisons (HMP): Polmont, Edinburgh and Cornton Vale. Developing these and similar outcome focused projects over the period of the Local Housing Strategy will significantly contribute to better outcomes for individuals.

## **Housing Support**

Housing support is provided to individuals living in different settings across all housing tenures. In Dundee, services are person centred and focused on prevention, early intervention, and enablement, with an overarching outcome to support individuals to live independently in their own homes. Service provision is diverse and can include support with life skills e.g. budgeting, and housing tenancy related matters.

Dundee City Council's Neighbourhood Services has established a Tenancy and Estates Housing Service which aims to place the emphasis on ensuring that its tenants are given the help and assistance they need to manage and maintain their council tenancy. The new service has allowed Housing Officers to spend more time on the person, not the property. Some staff being have been redesignated as Tenancy Officers whose prime responsibility is to work with tenants to sustain their tenancy from the start. This includes a focus on early intervention and identification of need, adopting a holistic approach to needs assessment, taking a person-centred approach and working collaboratively with various partner agencies within the locality to deliver for the tenant. Similar arrangements are also in place within and across local Housing Associations.

### *Pre-tenancy Support*

The City Council's Neighbourhood Services, Advice, Revenues and Benefits Services intend to work collaboratively to test a new model of pre-tenancy support which will aim to prepare prospective new tenants taking on the responsibilities of a new tenancy. A holistic, multi-agency approach will link Tenancy Officers with advice staff and the Scottish Welfare Fund to prepare tenants for their responsibilities and provide support, where necessary, by way of advice, income maximisation, budgeting support and access to grants such as Community Care Grant. New tenants will be given a better insight into what they need to do to help them keep their tenancy. By inputting various supports at the pre-tenancy stage, it is hoped that levels of sustainment within the city improves and instances of tenancy failure amongst new tenants reduces.

### *Lead Professional Approach*

The Lead Professional Approach to assessment was introduced in 2016, across the range of Homelessness services in Dundee. A lead professional is a member of staff who will call a multi-disciplinary meeting to discuss and agree personal outcomes for a person needing more than one type of support. Those attending the meeting will agree an outcome focused action plan for the person covering an agreed timeframe. The plan will be reviewed within an appropriate timescale. The review is key to tracking progress against personal outcomes. A multi-disciplinary operational group has been set up to drive forward future developments of the approach.



**LOCALITY WORKING AND ENGAGING WITH COMMUNITIES – the Strategic and Commissioning Plan says ‘we will provide services and supports as close to home as possible and respond to the specific needs of local communities.’**

Supporting the regeneration of specific localities is an important part of our ambition to plan and deliver health and social care supports and services as close to home as possible. We will work together with the housing sector to strengthen locality working and engagement with communities by focusing on regeneration in the Hilltown, Whitfield, Lochee and Mill O’Mains areas.

**Regeneration**

Historically where there has been a problem of low demand for parts of the housing stock this has been addressed by applying a range of initiatives to help turn unpopular stock into sustainable long-term attractive properties. Regeneration within the existing priority areas of Hilltown, Whitfield, Lochee and Mill O Mains is well established. Alongside continuing activity in these areas priorities for investment will now start to look at City-wide opportunities for housing investment.

Priority actions within the [Local Housing Strategy](#) for further regeneration include:

Hilltown

- Revision of the Hilltown Physical Regeneration Framework with aim of significantly improving the physical environment and creating safe and attractive neighbourhoods.
- Completion of ongoing development by Caledonian Housing Association at Maxwelltown Works.

Whitfield

- Focus on changing the tenure balance (currently 58% social and 42% private) to achieve a more balanced tenure within the area.

Lochee

- Redevelopment of vacant sites for housing development as well as other uses.

Mill O’Mains

- Complete Phase 4 of demolition of unpopular flats during 2019/20 and deliver new build programme of social rented homes.

**MODELS OF SUPPORT, PATHWAYS OF CARE – the Strategic and Commissioning Plan says ‘we will have community based, person-centred services that work together to help people live independently at home for longer.’**

One of the central components in achieving the Partnership’s Strategic and Commissioning Plan’s independent living priority is the provision of: good quality; well designed; adaptable, energy efficient residential accommodation across all housing tenure; city-wide. The availability of this standard of accommodation in the city’s existing and new-build housing stock is a key contributor to the good health and wellbeing of all citizens of Dundee, thereby enhancing the concept of independent living. Therefore, the Partnership’s SCP Housing Contribution Statement endorses the Local Housing Strategy’s commitment to develop:

- Housing quality, choice, and affordability
- 450 new-build house per annum across all Housing Sectors
- 200 new-build affordable housing per annum within the Affordable Housing Supply Sector.

We will work together with the housing sector to:

*Particular Needs Housing*

- Commissioning 95 additional units of additional needs housing between 2019/20 and 2022/23.
- Reducing waiting lists for wheelchair housing, through provision of additional units and better understanding of current barriers to reducing waiting times.

*Housing Adaptations*

- Continuing to provider housing sector public adaptations service and Private Sector Scheme of Assistance, including the Care and Repair service.
- Continuing to apply the Local Housing Strategy commissioning processes for new build social rented supported housing that includes smart / assistive technology capabilities.

**Particular Needs Housing**

The [Strategic Housing Investment Plan](#) (SHIP) is the key statement on affordable housing development priorities within Dundee, which includes mainstream and particular needs housing. It is inextricably linked to the LHS, identifying the affordable housing investment priorities outlined in the strategy. In addition, it guides the allocation of Scottish Government Housing Grant, which is central to the delivery of the Dundee Affordable Housing Supply Programme (AHSP). The current SHIP covers the period 2019-2024.

Particular needs housing is specifically designed for people who require care and support or a physically adapted property to live independently. The models of particular needs housing are varied, and can range from 24/7 supported accommodation for individuals with complex needs; to those who require fully adapted wheelchair housing. The Affordable Housing Supply Programme target for particular needs housing is up to 30% of the total number of units commissioned through the Strategic Housing Investment Plan.

Identifying the number of particular needs houses for the city is facilitated through the Housing, Health and Social Care Strategic Planning Groups. The identified particular needs housing requirements are reflected in the Local Housing Strategy, the Partnership’s Strategic and Commissioning Plan and the Housing Contribution Statement.

Table 1 outlines the particular needs housing requirements covering 2019 – 2023 period.

	Year	2019/20	2020/21	2021/22	2022/23	2019-2023
	Service Area	Commissioning Targets	Commissioning Targets	Commissioning Targets	Commissioning Targets	Total
1	Learning Disabilities and Autism (DHSCP)	10	10	6	To be confirmed	26
2	Mental Health (DHSCP)	4	4	4	To be confirmed	12
3	Physical Disabilities (DHSCP)	10	7	To be confirmed	To be confirmed	17
4	Wheelchair Housing (DCC)	10	10	10	10	40
	Total	34	31	20	10	95
DHSCP		Dundee Health and Social Care Partnership: Supported Housing				
DCC		Dundee City Council: Social Rented Wheelchair Housing Waiting List				
1 & 3		A proportion of homes may be built to wheelchair standard				
N. B.		The rate of development of particular needs housing is subject to the availability of: suitable land, developing landlords' finance, Scottish Government funding, and local planning consent.				

### *Social Rented Wheelchair Housing*

Dundee has a large demand for social rented wheelchair adapted housing, the requirements are considered in every new build social rented affordable housing development. The size of housing required varies from 1 to 5 bed wheelchair units and wheelchair sheltered units. Table 2 shows the demand as at July 2019.

Table 2. Dundee Social Rented Wheelchair Waiting List Demand

No. of Bedrooms	No. on Waiting List
1	40
2	29
3	16
4	5
5	1
Sheltered	7
<b>TOTAL</b>	<b>98</b>

Since 2015, 45 new build social rented wheelchair units have been completed or currently under construction, with a further 65 proposed units for future development identified within the Strategic Housing Investment Plan.

Local investigations suggests that some of the barriers to reducing the waiting list for wheelchair housing include:

- Waiting list demand out strips wheelchair housing supply
- Reducing demand for wheelchair housing in specific letting areas
- Reducing demand for specific house types e.g. flats, sheltered or older properties.

- Members of household who used a wheelchair no longer living their but other household members continue to occupy the property.

Finding ways to overcome these barriers is a priority for both Neighbourhood Services and the Health and Social Care Partnership.

## **Housing Adaptations**

Housing adaptations assist people to live independently in their own homes, thereby contributing to independent living. Where the accommodation allows for safe installation, adaptations can provide improvements to the accessibility of an individual's home environment, internally and externally. Making it easier for them to manage at home independently or with the support of carers or care workers. Examples of housing adaptations are: assistive technology, level access, handrails, and converting kitchens and bathrooms.

The provision of housing sector public adaptations services across all housing tenures in the city is crucial to maintaining individuals' independence; now and in the future. The Partnership has aids and adaptations criteria to support the assessment of individual's needs; and the safe installation of housing sector public adaptations in their homes.

Dundee City Council Housing Department allocates £750k each year to assist with the installation of Occupational Therapy recommended adaptations within homes of council tenants. In 2017/18 the Council carried out 407 adaptations. In the private sector 76 applications were completed at a total cost of £326,499.

### *Private Sector: Scheme of Assistance for Housing Purposes*

Part 2 of the Housing (Scotland) Act, 2006 outlines the Scheme of Assistance. Under the Scheme, local authorities have a duty to provide advice, information and financial assistance to the private sector, owner-occupiers and private landlords, to enable and encourage them to maintain and improve their housing. This local authority duty also applies to private sector residents who require their homes to be adapted to meet their assessed health needs.

### *Care and Repair*

This is an important service for people living in private sector housing. Its aim is to improve the quality of life for older people or individuals of any age with disability or chronic illness who are living in unsatisfactory housing conditions. Home improvements are achieved through providing practical advice and financial assistance. With regard to financial assistance, qualifying applicants may receive a small repairs award or grant towards the necessary works. Dundee Care and Repair is part of the Council's [Scheme of Assistance for private sector housing](#).

### *Assistive/Smart Technology*

**The Partnership's [Smart Health and Care Strategy](#) 2017 – 2020 identifies 5 key assistive technologies to improve personal health, wellbeing and independence. These are as follows:**

- Digital
- Telecare
- Telehealth
- Equipment
- Adaptations

The Strategy recognises that assistive technologies enabled care has a significant role to play in supporting individuals to live independently in their own homes. These types of technology can be provided in existing housing through the health and social care housing adaptations process, as well as in new build provision. In relation to the latter, this commitment is reflected in the city's current LHS and SHIP commissioning processes for new build social rented supported housing.

To support the implementation of the Smart Health and Care Strategy, the Partnership is committed to developing an associated action plan. Once the plan has been developed, housing related actions will be incorporated into the Housing Contribution Statement, Local Housing Strategy, and Strategic Housing Investment Plan through the respective annual update processes.

### **Supporting Economic Development across Tayside**

The [TAYplan Strategic Development Plan 2016-2036](#) was approved in 2017 and sets out the vision for how Dundee, Perth, Angus and North East Fife should develop over the next 20 years. The vision for the area is that the "...region will be sustainable, more attractive, competitive and vibrant...The quality of life will make it a place of first choice where more people choose to live, work and visit and where business choose to invest and create jobs." This ambition is critical to supporting the Partnership's [Workforce Strategy](#); attracting key workforce groups to live and work in the area and independent providers to set-up in business.

## **WHAT SUCCESS LOOKS LIKE**

We believe that if we have achieved the priorities and developments set out in this Housing Contribution Statement that:

- Communities, families and individuals, including carers, will thrive in the areas they live in.
- The health and social care inequality gap will be reduced for people living in deprivation and for those who are part of protected equality groups and fuel poverty will be reduced.
- More people will take greater control of their lives and feel more motivated to make lifestyle choices that will positively enhance their health and wellbeing.
- People, including carers, will be happier living in rejuvenated localities with better quality, safer and more energy efficient housing.
- More people with health conditions or disabilities will receive care and/or supports in their own home or homely setting and their accommodation will provide the best possible environment to support their care from carers and the Health and Social Care workforce.
- Fewer people will spend time in temporary accommodation and for short periods when this is necessary.
- Housing and homeless advice/ information will be easily accessible in localities and available closer to home.

As a Partnership, we will monitor and report on progress through the range of performance and quality assurance activities that we have developed over the last three years. The implementation of priorities and developments within the Housing Contribution Statement and their impact will be monitored as part of wider arrangements to monitor the implementation of the Strategic and Commissioning Plan; including through reports to the Integrated Strategic Planning Group and the Integration Joint Board.

## **APPENDIX 1 - STRATEGIC PLANNING FOR HOUSING**

### **Dundee Housing Need and Demand Assessment**

A Housing Need and Demand Assessment (HNDA) of the city was finalised in 2014. The overall purpose of the assessment is to inform the City's Local Development Plan and Local Housing Strategy on future housing requirements, housing policy and land use. A revised HNDA is currently being prepared for the TAYplan area (Angus, Dundee, Fife and Perth and Kinross Council).

### **Dundee Partnership's Local Housing Strategy, 2019-2024**

The Housing (Scotland) Act 2001 requires local authorities to prepare a Local Housing Strategy (LHS), which sets out how local partners will tackle identified housing needs and demand and informs the future investment in housing and related services. Dundee's LHS is developed in partnership through the Dundee Community Planning Framework and is reviewed annually. Housing requirements for individuals requiring adapted or supported housing (housing for particular needs) contained within the LHS are agreed through the Health and Social Care Partnership's strategic planning framework. The city's current LHS covers the period 2019-2024

### **Strategic Housing Investment Plan 2019 - 2024**

The Strategic Housing Investment Plan (SHIP) is the key statement on affordable housing development priorities within Dundee. It is inextricably linked to the LHS, identifying the affordable housing investment priorities outlined in the strategy. In addition, it guides the allocation of Scottish Government Housing Grant, which is central to the delivery of the Dundee Affordable Housing Programme (AHP). The current SHIP covers the period 2019-2024.

