



REPORT TO: HEALTH AND SOCIAL CARE INTEGRATION JOINT BOARD
6 DECEMBER 2016

REPORT ON: ACCOMMODATION PLANNING FOR ADULTS

REPORT BY: CHIEF OFFICER

REPORT NO: DIJB58-2016

1.0 PURPOSE OF REPORT

1.1 The purpose of this report is to brief the Integration Joint Board on the progress being made in partnership with colleagues within Neighbourhood Services and service providers to drive the development of adapted or supported housing for adults who have particular support needs. The scope of this report covers planning for people with a learning disability and/or autism, adults with a physical disability and adults who have mental health difficulties.

2.0 RECOMMENDATIONS

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

- 2.1 notes the progress being made to improve accommodation options for people who require additional support in Dundee.
- 2.2 advises the Chief Officer as to the frequency members would like to receive progress reports about accommodation planning in Dundee.
- 2.3 recommends to Dundee City Council that sufficient provision should be made within future years' Capital Plans to support the investment in accommodation with support for adults.

3.0 FINANCIAL IMPLICATIONS

3.1 The service developments outlined in this report are critical to ensuring the best use of the resources available for supporting adults. The costs associated with these developments have been considered as part of the financial planning process for adult services over a number of years. This has resulted in considerable additional funding being invested in adult care by Dundee City Council over that period and this funding will contribute to the costs of this next phase of development. Each of the adult care client group strategic planning groups is currently developing a range of measures to ensure that the level of investment required to fund these developments is financially sustainable from the financial year 2018/19 onwards and these will be reflected in the partnership's Transformation Programme. A summary of financial implications is outlined in the table below:

People With Particular Needs	Financial Year 2016/17 Cost (£000)	Financial Year 2017/18 Cost (£000)	Full Year Effect of New Services in 2018/19 Cost (£000)
Learning Disability and/or Autism	135	891	1,770
Physical Disability	-	301	501
Mental Health Difficulties	-	308	364
Total	135	1,500	2,635

3.2 Capital costs associated with new-build housing commissioned by Dundee Health and Social Care Partnership will be facilitated through the City's Strategic Housing Investment Plan (SHIP). Identified priorities are funded through a combination of Capital and Revenue streams, including Scottish Government affordable housing grant and social rented landlords' private finance. Additional capital costs occur in the development of particular needs housing that are not funded through any of the aforementioned housing revenue streams will require Capital allocation from the Council's General Services Capital Plan.

4.0 MAIN TEXT

- 4.1 Dundee's Health and Social Care Strategic and Commissioning Plan 2016-2021 (the Plan) is ambitious in its aspiration to improve outcomes for Dundee citizens. Within the Plan an intention is made to continue to invest in flexible models of support that enable people to live within their own homes where at all possible and to receive the right support at the right time.
- 4.2 The Housing Contribution Statement within the Plan describes the key role of Neighbourhood Services partners in the delivery of positive health and social care outcomes for citizens. The Local Housing Strategy provides the strategic direction to identify housing need and demand and informs the future investment in housing and related services within local geographical areas. Housing requirements for adults with particular needs, which is the main focus of this report, are agreed through respective Strategic Planning Groups.
- 4.3 The Strategic Housing Investment Plan (SHIP) is linked to the Local Housing Strategy and is the key statement that outlines affordable housing new build development priorities within the city. The SHIP is used as a key planning document within Dundee Health and Social Care Partnership (DHSCP) and the developments for adults with particular needs that become part of the SHIP are based on the gathering of key demographic information and an analysis of activity/future demand factors within the context of desired national and local health and social care outcomes.
- 4.4 Over the last 5 years an incrementally more proactive approach has been taken to future planning for people with particular needs in Dundee who require housing with support. The cycle of planning from an initial stage of preparing a detailed specification for a future new build development to a development being commissioned and then completed can take in excess of 2 years. From a HSCP perspective this therefore requires financial planning in terms of any required revenue funding to be made well in advance.
- 4.5 Significant investment has been made in this area in recent years and this has helped to effect a strategic shift in terms of less people now being placed in institutional, often very high cost, settings outwith the City. Demographic information and the analysis of activity/future demand factors are constantly revisited/reviewed using a commissioning approach. A Resource Manager within HSCP leads the planning

work with Neighbourhood Services partners and links with relevant Strategic Planning Group Chairs to ensure that the needs of all relevant care groups are fully represented and prioritised.

- 4.6 Accommodation planning for people with a learning disability and/or autism in Dundee over the last 10 years has overall been successful in terms of the increase in the number of people who now have their own tenancies and live locally in the City. The final phase of resettlement of people who had been living within Strathmartine Hospital was undertaken approximately 10 years ago and since then, in line with national and local strategies, more people have moved from institutional settings to their own homes at the same time as less placements to care homes have been made. This change could not have been affected without a commitment being made to factor in future developments within the SHIP and Local Housing Strategy. It is notable that during a period some years ago where there were no future developments factored into the SHIP, the detrimental effects of this were realised in terms of the number of out of area costly placements that had to be made. This meant that there was a risk that desired strategic shifts would not be achieved for people with a learning disability and/or autism. Between 2014/15 and 2016/17 a total of 30 units (houses) were requested for people with a learning disability and/or autism through specifications that were submitted. The number that have actually been commissioned through the SHIP during that time is 43. In total, between 2013 and 2018, 55 houses have been commissioned through a combination of new build developments and adaptations to existing housing stock.
- 4.7 Over the last year much progress has been made to plan accommodation with support models that will deliver better outcomes for people with mental health difficulties. Specifications were submitted and incorporated within the SHIP for 2015/16 and 2016/17 and a target of 25 units was set. Until recently only 18 units had been commissioned however an opportunity arose to commission a further 18 units from existing housing stock during 2017, these including a step down facility aimed at supporting people being discharged from hospital who require some additional support prior to a return home. Work has also been undertaken to review some existing models of accommodation with support with a view to offering more suitable alternative arrangements. It should be noted that the developments that have been commissioned will support a number of people who are currently in hospital.
- 4.8 Planning for people with a physical disability has gathered momentum over the last year. Specifications for a total of 14 units were submitted for inclusion with the SHIP for 2015/16 and 2016/17, the number commissioned is 10 so far. In addition to this, a number of new build housing has been commissioned to meet the needs of people who use wheelchairs or are ambulant with particular needs, and who have mainstream housing needs as opposed to require onsite commissioned services. The number of mainstream units (houses) that have been commissioned so far is 47. A strategic group focussing on accommodation for people with physical disabilities has been making further progress in determining future need by working on the following areas:
- Adaptations and barriers to discharge.
 - Developing improved systems of planning by comparing housing needs information held by HSCP representatives and the Wheelchair Housing Requirements list held by Neighbourhood Services colleagues.
 - Use of adapted housing stock and any opportunities to increase capacity within this stock.
 - Opportunities to develop step down support to minimise unnecessary delays in hospital.

The work that is being progressed will help to inform future commissioning intentions.

- 4.9 Due to the progress already made in commissioning developments through the SHIP and Local Housing Strategy it is predicted that there will be less future developments required for some people with particular needs between 2018 and 2021. Each Strategic Planning Group will be required to continue to examine information relating to turnover/future predicted demand to ensure resources are used effectively. This will mean that less financial investment may be required in the latter years of the Dundee Plan than has previously been anticipated. It is also envisaged that, due to a number of factors that affect completion dates for housing developments, the pace of increased investment in 2017/18 may be slower than has been anticipated. This will likely continue to be one of the more challenging aspects of planning and implementing accommodation with support models.
- 4.10 The excellent partnership working between members of HSCP and Neighbourhood Services will continue to contribute significantly to delivering positive health and social care outcomes for citizens in Dundee. The strengthening of Community Planning Partnerships arrangements and the developing locality focus within the HSCP will offer opportunities to further strengthen the involvement of communities/people with particular needs in future planning. Close links with Children and Families Service colleagues will ensure continued progress to more seamless commissioning planning processes for young people with particular needs who will require accommodation with support within the city.
- 4.11 A shift is currently underway to change the way that the market is prepared for future developments in terms of the delivery of accommodation with support. Voluntary and independent providers, as part of the HSCP, are becoming more engaged in seeking to determine how best to support people. Early plans are in place, in some circumstances, to move away from procurement processes for specific care groups and to continue to consider more efficient ways of delivering support, for example on more of a locality basis. A collaborative approach is being taken to the discussions, aim being to effect a further shift in the balance of power and work within the principles legislative context of HSCP.
- 4.12 Technology enabled care has a significant role to play in supporting individuals to live independently in their own homes. A commitment to ensure that all new build provision has assistive/smart technology capabilities is reflected within the Local Housing Strategy and SHIP commissioning processes. All new build social rented supported housing built over the last 8 years has such capabilities.
- 4.13 In summary, significant progress has been, and continues to be made, to develop a range of accommodation with support across the City for people with particular support needs. Work will continue in this area in partnership with others to deliver good outcomes for people within overall available financial resources.

5.0 POLICY IMPLICATIONS

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

6.0 CONSULTATIONS

The Chief Finance Officer and the Clerk have been consulted in the preparation of this report.

7.0 BACKGROUND PAPERS

David W Lynch
Chief Officer

Date: 17 November 2016