



REPORT TO: PERFORMANCE AND AUDIT COMMITTEE – 28 MAY 2019
REPORT ON: PERFORMANCE AGAINST HOUSING CONTRIBUTION STATEMENT 2016-2021
REPORT BY: HEAD OF SERVICE, FINANCE AND STRATEGIC PLANNING
REPORT NO: PAC21-2019

1.0 PURPOSE OF REPORT

The purpose of this report is to provide an update to the Performance and Audit Committee in relation to the performance that has been achieved to date against the commitments set out in the Housing Contribution Statement 2016 – 2021.

2.0 RECOMMENDATIONS

It is recommended that the Performance and Audit Committee (PAC):

- 2.1 Note the progress that has been made in achieving the priorities and targets set out in the Housing Contribution Statement 2016-2021 (section 4.4 to 4.9 and Appendix 1).
- 2.2 Note that the Housing Contribution Statement is currently being reviewed and is scheduled to be submitted to the Integration Joint Board for approval on 25 June 2019 (section 4.3).

3.0 FINANCIAL IMPLICATIONS

None.

4.0 BACKGROUND

- 4.1 The housing sector has a significant contribution to make to the realisation of national health and social care policies through the provision of housing, housing support and housing management services. Under Section 53 of the Public Bodies (Joint Working) (Scotland) Act 2014 there is a statutory requirement for Integration Joint Boards' Strategic and Commissioning Plans to include a Housing Contribution Statement that outlines the contribution of the local housing sector to achieving the priorities identified within the Plan.
- 4.2 Dundee's first Housing Contribution Statement was agreed in 2016 as one of the suite of companion documents accompanying the Strategic and Commissioning Plan 2016 – 2021. Taking account of the National Health and Wellbeing outcome:

'People, including those with disabilities or long term conditions or who are frail are able to live, as far as reasonably practicable independently and at home or in a homely setting in their community'.

Dundee City Council, Neighbourhood Services and other local housing organisations are specifically committed to working with the Health and Social Care Partnership to:

- 1) Increase the amount of social rented accommodation for those who need it.
- 2) Reduce Homelessness through the provision of Housing Options.

- 3) Increase the amount of Housing Support for those who struggle to maintain their home finance and their general welfare.
- 4) Increase the use of assistive technology.
- 5) Provide adaptations.

As well as supporting the priorities for health and social care contained within the Partnership's Strategic and Commissioning Plan 2016 – 2021, these priorities also reflect the commitments made within the Local Housing Strategy 2013-2018. This report summarises performance to date against each of the five joint priorities listed above. A detailed update against all of the actions from the Local Housing Strategy 2013-2018 that are reflected with the Housing Contribution Statement 2016-2021 is contained within appendix 1.

4.3 Following the approval of the Partnership's Strategic and Commissioning Plan 2019-2022 the Housing Contribution Statement is currently being reviewed. This review will take account of the renewed priorities contained within the Plan, as well as the content of the revised Local Housing Strategy 2018-2023. Once approved by the Integration Joint Board the Housing Contribution Statement 2019-2022 will form one of the suite of companion documents to the Strategic and Commissioning Plan.

4.4 Social Rented Accommodation

4.4.1 The Local Housing Strategy (LHS) is the key strategic housing document for the city, identifying: housing need, demand; and future investment in housing and related services. One of the most important aspects of LHS is the affordable housing supply element (AHS), which primarily is responsible for the development of additional social rented housing in the city. AHS is facilitated through the Strategic Housing Investment Plan (SHIP). Over the last six years, the LHS and SHIP have collectively been responsible for delivering additional particular needs housing in the city. This type of housing is specifically designed for individuals who require care and support or a physically adapted property; such as a wheelchair accessible house, to live independently. AHS has a particular needs housing target of up-to 30% of the total annual programme.

4.4.2 The delivery of the city's affordable housing supply programme, including particular needs housing, is assisted by the Scottish Government's affordable housing grant. Table 1 outlines the total amount of housing grant Dundee received from the Scottish Government over the 2016 – 19 period of the Housing Contribution Statement.

Table 1: City of Dundee Affordable Housing 2015 – 2021

Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Scottish Govt. Housing Grant	£6.766 (Actual)	£7.329 (Actual)	£12.826 (Actual)	£20.247 (Actual)	£18.173 (Actual)	£19.279 (Actual)	£84.620 (Actual)
No. of Houses	125 (Completions)	138 (Completions)	62 (Completions)	161 (Completions)	89 (Projected)	470 (Projected)	1,045 (Projected)

4.4.3 Table 2 outlines Dundee's particular needs housing targets and actual commissions over the Housing Contribution Statement 2016 – 2019 period. All housing commissions are within the social housing rented sector.

Table 2: Particular Needs Housing Targets and Actual Commissions over 2016 – 2019

	Year 2016/17 – 2018/19	Target	Actual
	Service		
1.	Older People Housing with Care*	20	12
2.	Learning Disability**	38	36
3.	Mental Health	28	32
4.	Physical Disability	10	4
5.	Wheelchair Housing	16	49
	Total	112	133
1 – 4	Represents DHSCP Supported Housing Priorities * All Houses are from Existing Social Rented Housing ** Houses Are From Existing and New-Build Social Rented Housing		
5	Represents Dundee`s Social Rented Wheelchair Housing Waiting List Priorities		
5	Substantial Increase in Scottish Government Affordable Housing Grant Over 2017/18 - 2018/19, Resulted in Original the Target (16) Being Significantly, Exceeded (49)		
1-5	Targets are Reviewed Annually, Therefore Potentially They May Change		
N.B	DHSCP: Dundee Health and Social Care Partnership		
N.B.	Commissions: Represents Houses That are Either built, Onsite or Have Planning Permission		

4.4.4 With exception of one and four, all other categories of particular needs housing in Table 1 have exceeded their targets. In regard to category five, wheelchair housing, the original housing target has been significantly exceeded. This is due to the substantial increase in Dundee`s affordable housing grant provided by the Scottish Government over the 2016 -2019 period. However, underlying demand for wheelchair housing remains significantly in excess of the number of units commissioned.

4.5 Housing Options

4.5.1 The Housing Contribution Statement 2016 – 2021 set out the intention to prevent and reduce homelessness through the provision of Housing Options advice and support; the overall reduction in homeless presentations year on year since 2016 has been 5%.

4.5.2 In 2017/18 49% of Housing Options approaches did not require to use the homeless route, this was against a target of 30%.

4.5.3 The Housing Options commitments in 2016 were specifically to reduce the number of homeless applicants who have children, and to reduce the number of young adults and prisoners presenting as homeless by delivering a range of preventative interventions across the city. Table 3 reflects the performance in these areas.

Table 3: Homeless Presentations Performance

Applicants with Children	Reduction of 0.25%
Young Adults (16 to 26)	Reduction of 23%
Prisoners	Continuing to implement SHORE (Sustainable Housing on Release for Everyone) standards.

4.5.4 It is clear that there is very little change in the proportion of people presenting as homeless who have children, however there is significant change observed in the reduction of young adults presenting as homeless. This reduction is likely to be attributed to a whole range of Housing Options advice and support provided, including conflict resolution (where staff engage with families when relationships breakdown and the young adult feels they need to leave home). Conflict resolution has been very effective in resolving issues and preventing the young person presenting as homeless.

4.6 Housing Support

4.6.1 Following the commitment made in the Housing Contribution Statement in 2016 to increase the amount of Housing Support for those people who struggle to maintain their home, finances and general welfare, significant developments have been designed that will significantly change the way supports are delivered to different groups of people, including older people and homeless people.

4.6.2 Performance against this commitment cannot currently be quantified as these developments are currently in the implementation phase. Redesign of housing support has also been complemented by the introduction of the Lead Professional approach that is designed to support many agencies to work together towards common outcomes for a person instead of the responsibility solely falling on the housing support worker. Table 4 outlines the changes ongoing in each area.

Table 4: Key Housing Support Developments

Older People	<ul style="list-style-type: none"> Decommissioned some Sheltered Housing Support services Commissioning of the Hope (Helping Older People Engage) Project Housing with Care Units developed and commissioned
Homeless people	<ul style="list-style-type: none"> The launch of Rapid Rehousing and Housing First approaches The introduction of the Lead Professional Model

4.7 Assistive Technology

4.7.1 A detailed strategy for developing and making better use of assistive technology was developed in 2017 and work is ongoing to scope out the technologies available to people. A copy of the strategy can be accessed at: https://www.dundeehscp.com/sites/default/files/publications/smart_health_and_care_nov17.pdf Progress against the strategy will be reported separately when performance information is available.

4.8 Adaptations

4.8.1 The provision of adaptations to social rented properties to allow people to live independently in their own home for longer is an ongoing aspect of service delivery. The number of adaptations responsive to need and therefore targets are not set in this area. Table 5 outlines the year on year spend on adaptations since 2016.

Table 5: Adaptions Spend 2015 – 2018

Sector	2015/16 £	2016/17 £	2017/18 £	Total £
Dundee City Council Housing	736,706	768,478	767,685	2,272,869
Registered Social Landlords Housing	269,000	437,000	516,000	1,222,000
Private Sector (Owner & Rented)	216,458	201,792	326,499	744,749
Total	1,222,164	1,407,270	1,610,184	4,239,618

4.9 Care Leavers and Corporate Parenting

4.9.1 As well as the five key priorities set out at section 4.2 of this report, the Housing Contribution Statement 2016-2021 also outlined commitments for the Health and Social Care Partnership and local housing partners to work alongside all Community Planning partners to meet corporate parenting responsibilities under Part 9 of the Children and Young People (Scotland) Act 2014. Key developments since 2016 include:

- Dundee Care Leaver's Housing Policy is currently being reviewed; and,
- implementation of 'Continuing Care' requirements in the Act (for care leavers' up to and including age 21) leading to increasing numbers of young people 'staying put' in placement post their 16th birthday, as well as young adults remaining in their existing placement with kinship or foster carers. As at 30th April 2019 there were 60 young people agreed 16 or 17 years who remained in placement. As at 1st May 2019 there was a total of 14 people aged 18 to 21 years who were in Continuing Care, with a further 7 who young people in this age group who were eligible for Continuing Care but transitioned to adult services to the nature of their health and social care needs.

5.0 POLICY IMPLICATIONS

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

6.0 RISK ASSESSMENT

This report has not been subject to a risk assessment as it is provided for information and does not request a policy decision from the PAC.

7.0 CONSULTATIONS

The Chief Officer, Head of Health and Community Care, Executive Director of Neighbourhood Services (Dundee City Council) and the Clerk were consulted in the production of this report.

8.0 BACKGROUND PAPERS

Health and Social Care Partnership Strategic and Commissioning Plan – Housing Contribution Statement 2016 to 2021

(https://www.dundeehscp.com/sites/default/files/publications/dhscp_housing_contribution_statement.pdf)

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Appendix 1 – Detailed Action Update

Action Plan 1 Community Care Housing Requirements

Action Plan 2. Private Sector (Owner-occupier and Private Rented)

Local Housing Strategy Outcome	Indicator	Target (2013 – 18)	2013 - 2018 No. of Housing
Older People			
Increase housing support options for individuals who require support to live independently	The number of additional social rented housing with care units	54 Units City target: 100 Units by 2018 (Existing (46) and new provision (Target: 54))	32 *
Mental Health			
Increase housing support options for individuals who require support to live independently	The number of additional social rented supported housing units	10 Units	38
Learning Disabilities			
Increase housing support options for individuals who require support to live independently	The number of additional social rented supported housing units	21 Units	61 **
Physical Disabilities / Sensory Impairment			
Increase housing support options for individuals who require support to live independently	The number of additional social rented ambulant disabled adapted housing units	12 units	14
	The number of additional social rented wheelchair adapted housing units	No identified need in 2013 - but became a need over the duration of the LHS	53
	The number of additional social rented DHSCP wheelchair adapted supported housing units	No identified need in 2013 - but became a need over the duration of the LHS	10
Key actions and commitments by local partners for this outcome	<p>Older People</p> <ul style="list-style-type: none"> Develop a partnership agreement to develop additional housing with care units in the housing association sector <p>Mental Health & Learning Disabilities</p> <ul style="list-style-type: none"> Develop accommodation specification briefs for supported housing Submit accommodation specification briefs to the Dundee Community Care Housing Forum <p>Physical Disabilities and Sensory Impairment</p> <ul style="list-style-type: none"> Secure capital funding for developing wheelchair housing 		Total: 208
* Older People: 32 units have been commissioned from existing social rented housing			
** Learning Disability: 11 of the 61 units have been commissioned from existing social rented housing			
N.B. All other units have been commissioned through Dundee's Strategic Housing Investment Plan (SHIP) new-build housing process			

Local Housing Strategy Outcome	Indicators	Targets (per annum)	2013 - 2018 Update
People's housing circumstances enable them to live in stable, attractive and popular communities.	Maximise uptake of Scheme of Assistance	1,200 applications per annum	1,520 per-annum
	Maintain people in their homes for as long as possible Number of grant applications: (Disabled adaptations, and Care and Repair)	60 applications per annum	64 per-annum
	Provide grant assistance to improve properties in the private sector Number of grant applications: (Excluding disabled adaptations, and Care and Repair)	400 applications per annum	1,099 per-annum
Key actions and commitments by local partners for this outcome	<ul style="list-style-type: none"> • Assist older and disabled home owners to remain in their homes through the Care and Repair and Handyperson Schemes • Implement Scheme of Assistance, 100% of budget committed • Reduce disrepair in older people households 		

Action Plan 3. Housing Options and Homelessness

Local Housing Strategy Outcomes	Indicators	Targets	2013 - 2018 Update
Prevent homelessness	Homeless presentations	5% reduction on previous year	From 2015/16 to 2017/18 there has been a 5% reduction in homeless presentations
	% of those approaching the homeless service who were provided with information and advice that were prevented from becoming homeless	30% per annum	In 2017/18 49% of Housing Options approaches did not require to use the homeless route.
Provide temporary accommodation	Duration of stay in temporary accommodation <ul style="list-style-type: none"> • Hostel • Furnished 	60 days 130 days	36.8 (Average) 122.6 (Average)
Provide permanent accommodation	Number of homeless people finding permanent accommodation	100% per-annum	From 2015/16 To 2017/18: 96%
Key actions and commitments by local partners for this outcome	<p><u>Prevent homelessness</u></p> <ul style="list-style-type: none"> • Continue good partnership working through continued use of protocols • Providing access to support and care services • Provide housing options information and advice • Reduce youth homelessness by targeted early intervention and joined up services <p><u>Provide temporary accommodation</u></p> <ul style="list-style-type: none"> • Improved assessment through joined up working • Ensure a supply of suitable, good quality, temporary emergency accommodation • Provide supported/move on accommodation <p><u>Provide permanent accommodation</u></p> <ul style="list-style-type: none"> • Access to local authority housing • Access to housing association housing 		

Action Plan 4. Violence against Women

Local Housing Strategy Outcomes	Indicators	Targets	2013 - 2018 Update
Women, children and young people in Dundee experiencing violence feel safer	Number of referrals of women, children and young people to specialist violence against women service providers by housing professionals	Increase	Awaiting update from the organisation
	Number of women provided with safe accommodation	Increase	49 (ave) women provided with safe accommodation over 5 years of LHS
	Proportion of women involved with the Multi-Agency Risk Assessment Conference System who report increased feelings of safety	Increase	28 women recorded in 2013/14. No other figures have been kept since 2013/14.
Key actions and commitments by local partners for this outcome	<ul style="list-style-type: none"> • Increase prioritisation / recognition of violence against women issues within strategic plans in Dundee • Increase the awareness of women, children and young people in Dundee of sources of support • Improve the knowledge and skill in the workforce to ensure improve their capacity to respond appropriately and consistently to the needs of women, children and young people affected by violence • Improve the quality and co-ordination of housing and estate services by working with our partners 		

Action Plan 5. Community Safety Partnership

Local Housing Strategy Outcomes	Indicators	Targets	2013 - 2018 Update
Dundee has reduced levels of crime	Reduce the number of anti-social behaviour complaints by 3% per annum.	1,490	13.7% increase (per-annum)
	% of residents satisfied with the neighbourhood in which they live (base line as at 2013: 85.5%)	Improve	99% (% based on Dundee Citizen Survey, 2017)
Key actions and commitments by local partners for this outcome	<ul style="list-style-type: none"> • Increase the range of partners contributing to gathering community intelligence reports • Improve the perception of quality of life in local communities • Improve the quality and co-ordination of housing and estate services by working with our partners • Deploy community safety warden and anti-social behaviour teams on the basis of intelligence led information, thereby increasing the level of response to anti-social behaviour hotspots in the city 		

Action Plan 6. Tackling Poverty

Local Housing Strategy Outcomes	Indicators	Targets	2013 - 2018 Update
Reduce financial exclusion, income inequalities and fuel poverty	Percentage of households living in fuel poverty <i>(base line as at 2013: 26%)</i>	Substantially eradicate fuel poverty	35%
	Number of white goods packages delivered <i>(base line as at 2013: 493)</i>	1,000 households (N.B. White goods packages stopped in 2014)	62 (2014)
	Number of completed income maximisation / benefits checks <i>(base line as at 2013: £217,046)</i>	£200,000 to be raised per-annum	£340,747 (Average)
	Number of houses registered for warm home discount <i>(base line as at 2013: 769)</i>	500 properties per-annum (£130 per Household)	1,073 (Average)
Key actions and commitments by local partners for this outcome	<ul style="list-style-type: none"> • Maximise the take up of welfare, money and fuel poverty advice and solutions • Signpost sources of advice on benefit, money and debt problems • Increase access to social tariff and energy efficient appliances for people in fuel poverty through the Dundee Energy Efficiency and Advice Project • Provide cavity and loft insulation through the Universal Home Insulation Scheme • Support vulnerable individuals and households to maintain their tenancies 		