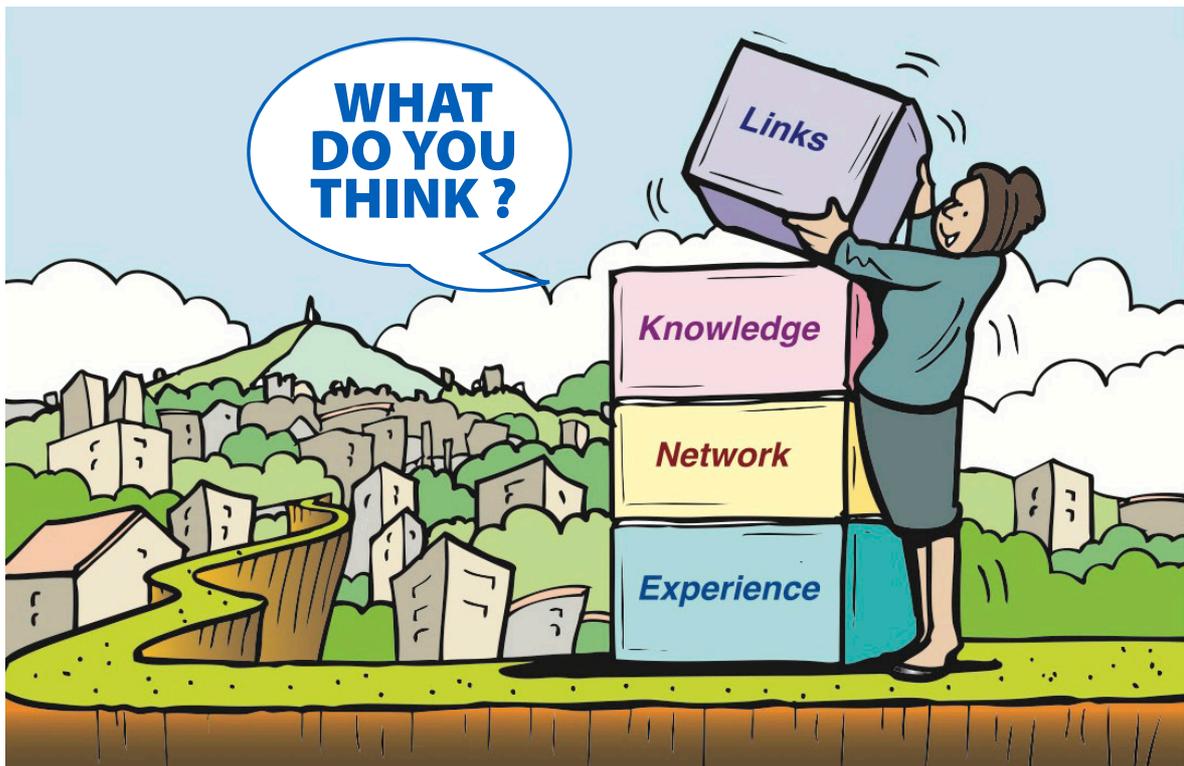


Strategic and Commissioning Plan



**Dundee`s Housing
Contribution Statement**

2016

A Draft Statement for Consultation: January – February 2016

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`s Strategic Commissioning Plan

Supporting
Individuals to live
independent lives

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Table 1. Dundee's Affordable Housing Development Programme, 2015 - 2020

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Health and Social Care Integration

- 1.1 Adult Health and Social Care Integration is grounded in statute through the Public Bodies (Joint Working) (Scotland) Act, 2014. The introduction of the Act has resulted in the formation of thirty-one, independent Local Partnership Joint Integration Boards across Scotland. Underpinning the legislation are nine National Health and Wellbeing Outcomes, and an associated National Monitoring Framework. Collectively, these two strategic elements are the guiding principles on which Dundee's Health and Social Care Partnership Strategic Commissioning Plan is built upon. The following information provides an overview of the national outcomes:

National health and wellbeing outcomes

1. People are able to look after and improve their own health and wellbeing and live in good health for longer.
2. 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.
3. People who use health and social care services have positive experiences of those services, and have their dignity respected.
4. Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services.
5. Health and social care services contribute to reducing health inequalities.
6. People who provide unpaid care are supported to look after their own health and wellbeing, including to reduce any negative impact of their caring role on their own health and wellbeing.
7. People using health and social care services are safe from harm.
8. People who work in health and social care services feel engaged with the work they do and are supported to continuously improve the information, support, care and treatment they provide.
9. Resources are used effectively and efficiently in the provision of health and social care services.

Source: Scottish Government, 2014

The Housing Contribution

- 1.2 Historically, the housing sector has made and a significant contribution to successive Scottish Government's health and social care policies through the provision of housing, housing support, and housing management services; thereby meeting the needs, demand, and aspirations of a significant number of the Scottish population. In relation to its future role in the nation's social care agenda, the Government has indicated publically that the Sector is pivotal to the successful implementation of its Health and Social Care Integration policy (Foster, 2015). This commitment is reflected in the Government's Health and Social Care Housing Contribution Statement (HCS).
- 1.3 HCS is a statutory requirement under Section 53 of the Public Bodies (Joint Working) (Scotland) Act, 2014. The Statement was implemented in 2015 through the introduction of the Scottish Government's HCS statutory Housing Advice Note (2015), which applies to Integration Authorities, Health Boards, and Local Authorities. The Advice Note outlines the significant contribution of the Housing Sector to the national Health and Social Care Integration agenda, and informs the aforementioned statutory bodies of:

“Their responsibility to involve housing services in the Integration of Health and Social Care, [thereby supporting] the achievement of the National Health and Wellbeing Outcomes.”

And further states the:

“Guidance applies especially to the preparation of Integration Authorities Strategic Commissioning Plans, which must include a Housing Contribution Statement.”

Scottish Government, 2015, pp1-3

Dundee Partnership Housing Contribution Statement

- 1.4 Dundee's HCS outlines the contribution of the local housing Sector in achieving the identified outcomes of Dundee's Health and Social Care Partnership's Strategic Commissioning Plan. The Local Housing Strategy is the primary strategic document for the provision of housing, housing support, and homelessness services in the city, and is embedded in the city's Community Partnership Planning Framework. Dundee's HCS, therefore, will primarily reflect the Health and Social Care housing related priorities that are outlined in the city's current Local Housing Strategy; and its associated strategic housing documents.

Partnership working

- 1.5 The Housing Sector has a long established involvement in the city's Community Partnership Planning Framework. This includes representation and direct involvement of council and registered social landlords housing officers in the city's Regeneration, Community Care, and Homelessness Strategic Planning Groups; and associated commissioning processes. This representation will continue in the future, with the potential of increasing the opportunity to influence policy direction as the Health and Social Care Integration Framework matures locally over the coming years. In addition, Dundee City Council's Chief Housing Officer is represented on the Partnership's overarching Strategic Integration Planning Group, thereby representing the housing Sector; ensuring its interests, influences and contribution to Integration is fully recognised.

2. Housing Profile

2.1 The following information provides a summary of the key aspects related to the city's housing.

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

City of Dundee Housing Profile: A Summary

Households	<ul style="list-style-type: none">• Households: 69,610 (2014)• Households: Estimated to Increase to 85,065 by 2037• Average household size: 2.06
Household Composition	<ul style="list-style-type: none">• 40.4% single adult households• 46.5% small family households• 13.0% large family households
Dwellings	<ul style="list-style-type: none">• 73,575 residential dwellings (2014)• 1.9 % increase 2004 - 2014• 52% Flats, 19% Semi-Detached, 18% Terraced and• 11% Detached
New Build Completions	<ul style="list-style-type: none">• Target: 6,100 new homes (2014– 2024)• Target: 95 affordable homes per annum (LHS 2013-18)
Occupancy	<ul style="list-style-type: none">• 95% occupancy rate• 3.1% vacancy rate• 1.3% of second homes
Non- Permanent Accommodation	<ul style="list-style-type: none">• Council provided Gypsy Traveller Sites: 1 site, 20 places• 308 temporary homes provided for homeless
Tenure	<ul style="list-style-type: none">• 50.4% owner occupation• 30% social rented• 18.7% private rented• 0.9% living rent free
Homelessness	<ul style="list-style-type: none">• Target: 40% of annual social rented lets to homeless households
Housing for Particular Needs	<ul style="list-style-type: none">• 471 Wheelchair Housing (Social Rented Housing)• 395 Ambulant Disabled Housing (Social Rented Sector)• 3,464 Older People's Housing (Social Rented Sector)

3. Strategic Planning for Housing

Dundee Housing Need and Demand Assessment

A Housing Need and Demand Assessment (HNDA) of the city was carried out in 2009. In March 2010, it was endorsed as robust and credible by the Scottish Government's Centre for Housing Market Analysis. The Assessment's overall purpose is to inform the city's Local Development Plan and Local Housing Strategy on future: housing requirements, housing policy, and land use.

Dundee Partnership's Local Housing Strategy, 2013-18

- 3.1 The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a Local Housing Strategy (LHS), supported by a HNDA. LHS provides the strategic direction to tackle the identified housing need and demand; and informs the future investment in housing and related services within local authority geographical areas. Dundee's LHS has been developed in partnership through the city's Community Planning Framework. Housing requirements for people requiring adapted housing or support housing (housing for particular needs) have been agreed through the city's Community Care Strategic Planning Framework.

LHS: Identified Housing Issues

- 3.2 Dundee's LHS identified a number of key housing issues for the city over the coming years. These are summarised as follows:

Requirements

There is a requirement:

- For more larger family housing
- For more housing support options
- For more housing for individuals with particular needs.

Challenges

The availability of:

- Sufficient capital funding to meet the need and demand for new build housing in the social rented sector
- Suitable properties from existing social rented housing stock to meet the needs and demand for Housing for Particular needs.

3.3 In relation to housing requirements for particular needs identified in the LHS, these have been taken forward through the city's Strategic Housing Investment Plan.

Strategic Housing Investment Plan 2015 - 2020

3.4 The Strategic Housing Investment Plan (SHIP) is the key statement on affordable housing development priorities within the city. 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 (GHA), which is central to the delivery of the city's Affordable Housing Programme (AHP). Table 1 provides an overview of Dundee SHIP's projected AHP, 2015-20. Subject to the availability of capital funding, the majority of units will be provided within the social rented housing Sector.

Table 1. Dundee's Projected Affordable Housing Development Programme: 2015 - 2020

Year	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Housing Grant	£6.3m	£5.2m	£3.9m	£2.6m	£2.6m	£20.6
Potential No. of Units	102	83	65	43	43	336

Source: Dundee SHIP, 2015-2020

NB: Data is projected; actual number of units will depend on level of Scottish government housing grant awarded

3.5 In relation to housing for particular needs, SHIP has a target of between 10% -30% of its annual programme. Table 2 reflects the number of units required over the duration of Dundee's Health and Social Care Strategic Commissioning Plan.

Table 2. Dundee Housing for Particular Needs Requirements, 2016 - 2021

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2016-21
Service User Group	No. of Units	Total				
Older People Housing with Care	10	10	-	-	-	20
Learning Disabilities	15	13	10	10	10	58
Mental Health	21	3	-	-	-	24
Physical Disabilities	10	20	-	-	-	30
Wheelchair Housing (Waiting List)	8	4	4	4	5	25
Total	64	50	14	14	15	157

Source: Dundee City Council, Housing Quality and Performance Unit, 2015

Tables 1 & 2; Time periods: Relate to year that housing would be commissioned rather than completed

Table 1: 2015-2016: Housing has already been commissioned; 2016-21 has still to be commissioned

SHIP: Particular Needs Housing, 2016-21

- 3.6 Tables 1 & 2 highlight a significant requirement for housing to meet particular needs. This need must be considered together with other housing needs in the City; e.g. accommodation for larger families, tackling homelessness and overcrowding etc. To balance these needs, the SHIP/LHS aims to provide up to 30% of new build affordable housing in the City for particular needs.
- 3.7 Given the predicted levels of SHIP new build over the 2016-21 period, the 10%-30% target would leave a significant shortfall in providing housing to meet particular needs. To help address this pressure, existing housing stock within the social rented sector should be considered for conversion and adaptation.

4. Housing Adaptations

- 4.1 Housing adaptation policies assist residents to live independently in their own homes, thereby contributing to the Scottish Government's overall objective to supporting individuals to live independently. Adaptations can include level access showers, kitchen conversion, and handrails etc.
- 4.2 Dundee HNDA (2009) states that the majority of physically adapted housing needs of the population 'can be met through in-situ-solutions; such as adapting existing housing'. As a result, the provision of adaptations across all housing tenures in the city is crucial to maintaining individuals independence; now and in the future.

Council Housing

- 4.3 Dundee City Council Housing Department allocates £750,000 each year to assist with the installation of medical adaptations within homes of council tenants. In the financial year 2014/15, the council's Housing Department commissioned 421 applications for disabled adaptations in its stock; completing 393 (93%) over the reporting period.

Private Sector: Scheme of Assistance For Housing Purposes

- 4.4 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 medical needs. In 2014-15, Dundee allocated £190,876 grant funding for this purpose; accounting for 51 medically, approved applications.

Care and Repair

- 4.5 This is an important council 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 practical advice. Financial assistance (in the form of a small repairs award; or in some cases a grant) towards necessary improvements and repairs is available to those qualifying applicants on low income. Dundee Care and Repair is part of the Council's Scheme of Assistance for private Sector housing.

5. Housing Options and Homelessness

Housing Options

- 5.1 Housing Options is a key priority of the Scottish Government, and is based on a person centred approach. In June 2010, the Scottish Government launched funding to enable local authorities to develop a holistic Housing Options service. The Government has set up and funded 5 regional housing options. Dundee City Council is a member of the Tayside, Fife and Central Housing Options Hub.
- 5.2 Good quality Housing Options advice can help individuals to achieve the solutions that best suit their needs, thereby assisting them to sustain their current housing circumstances. Whilst homeless referrals have reduced in the city, the need for Housing Options advice and information has increased.
- 5.3 Dundee City Council is working towards the provision of a consistent and effective Housing Options service. The current service focuses on individuals personal circumstances; providing advice on; housing, support options, managing debt; substance misuse, and mental health issues. The main outcome is to deliver a personalised support plan to enable the individuals to move forward with their lives. Dundee`s ambition is to expand the service over the next 5 years, this will involve working in partnership with the city`s housing association and voluntary Sectors

Housing Support Services

- 5.4 The contribution of housing, health and social care activity in sustaining individuals in their own homes is fundamental to independent living. Through early intervention, housing support can prevent crises developing in individuals lives, thereby reducing the pressure on other social and health care services. In addition, it is a central component to addressing social isolation.
- 5.5 Early intervention through housing support can help prevent homelessness, and assist individuals who are homeless to resettle successfully into their local communities.

Homelessness

- 5.6 The profile of homeless applicants in Dundee broadly reflects the national situation. In 2011/12, the number of homeless applicants in Scotland reduced by 19%. In the same year, Dundee also experienced a reduction of 16%. Over the next 5 years, through the expansion of Dundee's Housing Options service, it is anticipated that the number of homeless applicants in the city will continue to fall.

5.7 In recent years, Dundee's Youth Homelessness (16-24) has been increasing. To address this issue, a Dundee Partnership Youth Housing Options, Test of Change was introduced in 2015. This initiative was funded by Dundee's Health and Social Care Integration Fund. A full evaluation of the service will be carried out by the end of 2016.

6. Delegated Housing Functions

6.1 There are a number of specific local authority housing functions which the Public Bodies (Joint Working) (Scotland) Act, 2014 specifies must or may be delegated to the Integration Authority. These are:

- Council and private sectors housing adaptations
- Specific aspects of housing support
- Gardening assistance for older and disabled people.

Funding

6.2 At the time of writing the Housing Contribution Statement, a decision has not been taken on the detail of the transfer of functions to Dundee Health and Social Care Partnership. However, once a decision has been made, funding data will be inserted into the Statement.

7. Local Housing Strategy Action Plans; The Link to Health and Social Care Integration

7.1 Dundee`s Local Housing Strategy, 2013-18 identifies a number of action plans and commitments to the Health and Social Care agenda. These plans contribute to the delivery of the Dundee Health and Social Care Partnership`s Strategic Commissioning Plan. Thereby, demonstrating the fundamental link between the housing and health and social care Sector. The action plans are as follows:

Action Plan 1. Community Care Housing Requirements

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

Action Plan 3. Housing Options and Homelessness

Dundee LHS 2013-2018

Action Plan 1. Community Care Housing Requirements

Local Housing Strategy Objective	We will provide and support services that meet your Needs	
Outcomes	Indicator	Target
Older People		
Increase housing support options for individuals who require support to live independently	The number of additional Housing with Care units	City Target: 100 Units by 2018
Mental Health		
Increase housing support options for individuals who require support to live independently	The number of additional supported housing units	12 Units pa
Learning Disabilities		
Increase housing support options for individuals who require support to live independently	The number of additional social rented supported housing units	42 Units pa
Physical Disabilities / Sensory Impairment		
Increase housing and housing support options for individuals who require support to live independently	The number of additional social rented ambulant disabled adapted housing units	12 units pa
Key actions and commitment to achieve Community care outcomes over the period of the LHS	<p><u>Older People</u></p> <ul style="list-style-type: none"> • Develop a Partnership Agreement to develop additional Housing with Care Units in the Housing Association Sector. <p><u>Mental Health & Learning Disabilities</u></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><u>Physical Disabilities and Sensory Impairment</u></p> <ul style="list-style-type: none"> • Secure capital funding for developing wheelchair housing 	

Dundee LHS 2013-18

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

Local Housing Strategy Outcome	Indicators	Targets
People's Housing circumstances enable them to live in stable, attractive and popular communities.	Maximise uptake of Scheme of Assistance.	1,200 applications pa
People's Housing circumstances enable them to live in stable, attractive and popular communities.	Maintain people in their homes for as long as is possible. Number of grant applications: (Disabled adaptations, Care and Repair)	60 applications pa
People's Housing circumstances enable them to live in stable, attractive and popular communities.	Provide grant assistance to improve properties in the private sector (excluding disabled)	400 applications pa
Key actions and commitment by local partners for this outcome.	<ul style="list-style-type: none"> • Assist elderly and disabled home owners to remain in their homes through Care and Repair scheme and through introduction of Handyman Scheme. • Implement Scheme of Assistance, 100% of budget committed. • Reduction in disrepair in Older People households 	

Dundee LHS 2013-18

Action Plan 3. Housing Options and Homelessness

Local Housing Strategy Outcomes	Indicators	Targets
Prevent Homelessness	Homeless Presentations	5% reduction on previous year
Provide temporary accommodation	Duration of stay in temporary accommodation <ul style="list-style-type: none"> • Hostel • Furnished 	60 days 130 days
Provide permanent accommodation	Number of homeless people finding permanent accommodation	100%
Key actions and commitment 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 to include; <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 LA Housing • Access to Housing Association housing 	

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