
NORTH AYRSHIRE COUNCIL

29 October 2019

Cabinet

Title:	Allocation of North Ayrshire Council Supported Accommodation
Purpose:	To provide Cabinet an update on the North Ayrshire Council Supported Accommodation developments and to seek approval of the criteria and process that will be used to allocate the accommodation.
Recommendation:	<p>That the Cabinet:</p> <p>(i) notes the content of this report; and</p> <p>(ii) approves the criteria and process that will be used to allocate North Ayrshire Council Supported Accommodation - Appendix (i).</p>

1. Executive Summary

- 1.1 The proposed Strategic Housing Investment Plan (SHIP) 2020-2025 (being considered separately as part of Cabinet's meeting of 29 October 2019) sets out the priorities for affordable housing investment in North Ayrshire over the next five years. In preparing the SHIP, reference has been made to the outcomes identified in the Local Housing Strategy 2018-2022 (LHS). The SHIP will support the North Ayrshire Health and Social Care Partnership (NAHSCP) to meet specialist housing need through dedicated supported accommodation projects, and as part of a wider site mix on other developments. The new SHIP makes provision for delivery of 82 supported accommodation housing units at five different locations.
- 1.2 Officers within the Place Directorate and the NAHSCP have developed a new supported accommodation housing model for implementation at various sites across North Ayrshire.
- 1.3 The focus is on maximising independence for adults (under 65) within a homely setting, who require a higher level of support. These adults will present with either learning disabilities, mental ill-health issues, and/or have physical disabilities.
- 1.4 NAHSCP have developed eligibility criteria, taking into consideration the needs, demands and aspirations of applicants for the new supported accommodation. The eligibility criteria will ensure that the allocation process is fair, equitable and transparent. The eligibility criteria are included in Appendix (i).

- 1.5 Applications for the new supported accommodation will be held within the North Ayrshire Housing Register (NAHR) and placed in Group 2 (Strategic Housing Needs). Allocations will be made in accordance with the North Ayrshire Allocations Policy.

2. Background

- 2.1 North Ayrshire's Local Housing Strategy 2018-2022 details the various issues and challenges facing the local housing system and describes how North Ayrshire Council (NAC) intends to address them. Specifically, five key themes have been identified and agreed with local people, partners and stakeholders to ensure that housing locally is fit for purpose, dynamic and flexible. These include:

- Supply - the supply of housing meets the needs and aspirations of local people
- People - people live in good quality homes that they can afford to heat
- Place - homes are in strong, stable and safe communities
- Support - people receive the support they need to live independently at home, for as long as possible
- Homeless – Homeless services focus on early intervention, prevention and sustainable housing solutions

Similarly, NAHSCP's stated aim is to make sure that all people who live in North Ayrshire have a safe, healthy and active life, particularly in recognition that vulnerable individuals often need extra support to do so.

- 2.2 Currently NAHSCP provides approximately 600 individuals under 65 years of age with care packages. Some individuals are currently in housing solutions out with North Ayrshire. The focus is on maximising independence for adults within a homely setting, who require a higher level of support. These adults have either learning disabilities, mental ill-health issues, and/or have physical disabilities.
- 2.3 Housing Services and NAHSCP are working together to provide five new supported accommodation developments. These developments will strengthen partnership working and help to deliver local and national priorities in supporting vulnerable adults.
- 2.4 To assist with developing processes for the new accommodation, a multi service working group was established with a view to:
- identify and make explicit the criteria that will be adopted by the NAHSCP in prioritising clients for the take up of Supported Accommodation tenancies in the planned new builds across localities in North Ayrshire
 - consider distribution across the 3 client groups, Learning Disability; Mental Health; Physical Disability
 - establish the core staffing model and the application of Self Directed Support (SDS) principles in individual support packages
 - establish arrangements for NAHSCP and Housing staff to agree process documentation and operational requirements of both Service areas
 - consider any legal requirements

- 2.5 The working group agreed that properties would be let in line with the North Ayrshire Housing Allocation Policy, NAHSCP eligibility criteria and SDS procedures to establish independent tenancies for service users.
- 2.6 Applications will be held within Group 2 (Strategic Housing Needs) of the North Ayrshire Housing Register. NAHSCP will use the eligibility criteria to advise Housing Services which applicant should be made an offer of housing when a void property is identified.
- 2.7 It is envisaged that this approach will enable service users to have access to onsite support staff on a 24-hour basis for personal care and will facilitate an option to commission external supports from Independent Care Provision by utilising the range of Self-Directed Support (SDS) options available for non-personal care elements.
- 2.8 The new supported accommodation models will:
- assist in preventing demand for additional care and support services
 - herald a move to a more independent lifestyle for adults with disabilities and mental health issues
 - ensure residents are part of local community life
 - utilise technological advances, such as incorporating 'whole house assistive technology'
 - provide care and support in homely, as opposed to institutional, accommodation
 - establish effective and efficient provision for those with specialist housing needs
 - realise financial savings for the North Ayrshire Health & Social Care Partnership
- 2.9 To be eligible for the allocation of the new supported accommodation model applicants must:
- Be eligible to be accepted on to the North Ayrshire Housing Register and have a live application form
 - Have an up to date outcome focussed assessment detailing their care and support needs
 - Meet the eligibility criteria set out in Appendix (i)
 - Have an assessed need for the provision of onsite care and support or require the reassurance of a 24-hour service
 - Be in a position to maintain a tenancy within supported accommodation, recognising that some skills/knowledge may need to be developed
- 2.10 The five supported accommodation projects are at various stages of construction. Estimated completion dates are as follows:

Trindlemoss, Irvine	20 units	Estimated Completion	November 2019
Watt Court, Dalry	15 units	Estimated Completion	Summer 2020
Flatt Road, Largs	22 units	Estimated Completion	Summer 2020
St Michael's Wynd, Kilwinning	10 units	Estimated Completion	Spring 2021
Caley Court, Stevenston	15 units	Estimated Completion	Winter 2021

- 2.11 The Trindlemoss (former Red Cross House site) development is expected to come on stream by November 2019 and will be allocated specifically to support Learning Disability service users.

- 2.12 The subsequent housing developments (62 tenancies excluding the Trindlemoss project) will be available to NAHSCP to provide support to a mix of service users across Learning Disability (LD), Physical Disability (PD) and Mental Health (MH) groups.
- 2.13 NAHSCP will take on the responsibility for rent lost during periods of non-occupancy, outwith normal agreed void works.

3. Proposals

3.1 It is proposed that Cabinet:

- Notes the development of a new model for supported accommodation in North Ayrshire; and
- Approves the NAHSCP criteria for prioritising which applicants are made an offer of supported accommodation at Appendix (i).

4. Implications/Socio-economic Duty

Financial

4.1 None.

Human Resources

4.2 Properties will be allocated by existing Housing Services staff.

Legal

4.3 The Council is required by the Housing (Scotland) Act 2014 to have an Allocations Policy which sets out how we decide who is selected for social housing. Every allocation of housing made by the Council must be in accordance with the Policy. Allocations for Supported Accommodation will be made in accordance with North Ayrshire Housing Allocation Policy and in consideration of the criteria and process detailed in the NAHSCP Allocation Process for Supported Accommodation.

Equality/Socio-economic

4.4 The provision of new supported accommodation will have a positive impact on those who require specialist accommodation, including those who require a higher level of support, and who are living with learning disabilities, or mental ill-health issues (all ages), or who are under 65 years and have physical disabilities. The benefits of this type of accommodation in relation to health and wellbeing are well documented. This new accommodation will be more energy efficient and cheaper to run. Tenants can benefit from improved cognitive development through living in a more attractive, warmer, and a better ventilated environment.

Environmental and Sustainability

- 4.5 Project design, building materials and component parts will maximise energy efficiency and reduce running costs. Design will also contribute to community stability and promote feelings of safety and inclusion.

Key Priorities

- 4.6 This report directly supports two key Council priorities:

Letting people decide how best to manage their own care needs and support people to live in their own homes for as long as possible.

Working with individuals and communities to support positive lifestyle choices which improve health and wellbeing.

Community Wealth Building

- 4.7 The focus of the new supported accommodation is on maximising independence for adults within a homely setting, who require a higher level of support, and who are living with learning disabilities, or mental ill-health issues (all ages), or who are under 65 years and have physical disabilities.

5. Consultation

- 5.1 The Council has taken a collaborative approach to the preparation of the allocation process for Supported Accommodation, and the following stakeholders have been involved in the process:

- North Ayrshire Council Officers (Health & Social care Partnership, Housing, Legal Services)

RUSSELL McCUTCHEON
EXECUTIVE DIRECTOR (PLACE)

For further information please contact **Yvonne Baulk, Head of Service (Physical Environment)**, on **01294 324398**.

Background Papers

Appendix (i) Criteria for Prioritising Supported Accommodation Tenancies

Stage 1. Housing Application form and Group 2 (Strategic Housing Needs) referral form to be complete for each applicant and forwarded to Housing Services

Stage 2. Assessment of Need to be completed and referral made to Money Matters to maximise benefits and/or housing benefit

Stage 3. HSCP nominations to be made further to assessment and application of eligibility criteria. See matrix below:

Eligibility Criteria

The Self-Directed Support Act 2013 requires transparency in decisions on allocation of resources and for those systems to be fair, equitable and transparent.

Current Criteria	Current Description	Relevant inclusions – suggested
Critical Risk	Indicates that there are major risks to an individual's independent living or health and well-being and likely to call for the immediate or imminent provision of social care services	Homeless – and requires a package of support In hospital – requires support package - current tenancy not suitable for discharge Adult Support and Protection (ASP) considerations in current home

		<p>Vulnerable due to ill health (MH etc), substance misuse, subject to statutory / legal measures</p> <p>Strategic Housing Needs (group 2)</p> <p>Carers needs</p> <p>Requires intensive support, possibly 24/7 due to complexities and unlikely to have any rehab potential</p>
Substantial	Indicates that there are significant risks to an individual's independence or health and wellbeing and likely to call for the immediate or imminent provision of social care services	<p>Carers cannot cope</p> <p>Current care situation breaking down; not sustainable</p> <p>Vulnerable due to ill health (MH etc), substance misuse, subject to statutory / legal measures</p> <p>Strategic Housing Needs (group 2)</p> <p>Requires intensive support due to complexities, may have some rehab potential</p>

Moderate	Indicates that there are some risks to an individual's independence or health and wellbeing. These may call for the provision of some social care services managed and prioritised on an on-going basis or they may simply be manageable over the foreseeable future without service provision, with appropriate arrangements for review.	Service User current tenancy & support arrangements are stable Can be maintained / supported within mainstream tenancy
Low	Indicates that there may be some quality of life issues, but low risks to an individual's independence or health and wellbeing with very limited, if any, requirement for the provision of social care services. There may be some need for alternative support or advice and appropriate arrangements for review over the foreseeable future or longer term	No identified need for supported accommodation Limited support required