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**Report to:**                    **Housing, Health and Care Committee**

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**Date of Meeting:**        **5 November 2015**

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**Subject:**                    **Housing Strategy and Development Update**

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**Report by:**                **Head of Housing & Community Safety**

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### **1.0 Purpose**

- 1.1. The report provides Committee with information on the progress of the strategic local programme (SLP).
- 1.2. It also provides Committee with information relating to the Housing Contribution Statement, required as part of the Strategic Plan for the new Health and Social Care Integration Authority.

### **2.0 Recommendations**

- 2.1. Members are asked to:
- 2.2. support Ochil View Housing Association's request to acquire up to three properties from the open market supported by Government grant funding, and for the Strategic Local Programme to be amended accordingly.
- 2.3. note the clarification on the use of Private Sector Housing funding.
- 2.4. note the draft Housing Contribution Statement at appendix 1, prepared for consultation as part of the Joint Health and Social Care Partnership's Strategic Plan.
- 2.5. note the remainder of the report, commenting on and challenging as appropriate.

### **3.0 Affordable Housing Programme**

- 3.1. As detailed in the Housing Health and Care Committee report of 3 September 2015, the affordable housing budget for Clackmannanshire this financial year is £2.199m. A total of £1.27m has been claimed up to the end of October 2015, however, mainly due to a late start on Primrose Place, Alloa there remains an underspend of £728,000 to the end of the financial year.
- 3.2. On 3 September 2015, the Committee recommended to Council the approval of a transfer of budget to allow the off the shelf purchase of properties to avoid an underspend. If approved, the grant claim for these units will reduce this

underspend by around £525,000, leaving £203,000 in the budget. Additional proposals are required for the use of this budget.

- 3.3. Ochil View has not developed new properties for some years. However, its committee agreed in April 2015 that it should retain the sites in its ownership at Elm Grove, Alloa and Todd's Yard, Sauchie for future development.
- 3.4. The Association has also recently purchased from its own resources 2 properties from the private market.
- 3.5. Ochil View has now expressed an interest in buying a further 2-3 properties with government subsidy towards purchase prices. The Scottish Government will support this, and if approved by this Committee, will provide a grant of around £30k per unit purchased.
- 3.6. Members are asked to support Ochil View's request to acquire properties from the open market, and for the Strategic Local Programme to be amended accordingly.

#### **4.0 Scheme of Assistance**

- 4.1. At the Council meeting of 13th August 2015 Members asked for additional clarification on the application of the Scheme of Assistance to fund works to private properties.
- 4.2. From a housing perspective, there is provision within the Housing (Scotland) Act 2006 to allow for works to include non residential properties (including commercial concerns). The Council is able to fund works for the "improvement of amenity of an area", under section 95 of the Act, where it can "assist (whether by grants or loans or otherwise) in the carrying out of work on any land or in any premises not owned by it."
- 4.3. This allows the Council to designate an area for amenity improvement and carry out works without obtaining contributions from commercial or private residential owners
- 4.4. Financial assistance to private landlords is very limited, and is outlined in Part 5 of the Scheme of Assistance policy document. The policy states that private landlords with 1 property, which meets the necessary criteria, can receive a 25% grant (up to 50% in exceptional circumstances) towards a door entry system required for a block to meet the Scottish Housing Quality Standard. Registered private landlords owning more than one property are not eligible for such assistance. Private landlords may benefit from particular area based initiatives, such as energy efficiency works or corporate area improvements.
- 4.5. £45K of earmarked reserves from the private sector housing budget is to be used this year for area amenity improvement in Tullibody, as approved at the Housing Health & Care Committee on 24th June. This is for residential (not commercial) properties and in keeping with previous area based improvement schemes no means testing or owner contributions has been proposed.
- 4.6. The budget for essential adaptations will transfer to the new Clackmannanshire and Stirling Health and Social Care Partnership from April 2016. Given this and the current financial circumstances, the private sector

assistance budget for 2016-17 will be limited to a small contingency budget of £10,000, to support enforcement works in common ownership blocks.

- 4.7. If at a future date the Council identifies a budget for specific projects, grant funding would be allocated in accordance with the priorities set out at paragraph 1.4 of the scheme of assistance, or an area basis. Given differences between areas and project objectives it is difficult to define criteria that could be applied in every eventuality. It is therefore proposed that the criteria for providing financial support to private individuals or commercial concerns should in future be agreed by Members on a project by project basis.
- 4.8. It should also be noted that the ability to provide advice and information or practical assistance is also very limited

## 5.0 On site projects

- 5.1. Overall, the projects on site will provide 83 new affordable properties as shown below.

Site	Tenure	Mix	Completion date	notes
Redwell Place, Alloa*	RSL	1 unit  1 * 3 bed adapted	Dec 2015	an accessible wheelchair property being built to meet the specific needs of a family. The single unit is under construction and due to be complete by December 2015.
Ann Street, Tillicoultry (former community centre).	Council	<b>21 units</b> - 2 * 2bed hse - 2 * 2 bed flat - 9 * 1 bed hse amenity - 8 * 2 bed amenity hse	April 2016	
<u>Fairfield, Sauchie</u>	Council	19 units - 8 * 1 bed flat - 4 * 2 bed flat - 3 * 2 bed hse - 4 * 3 bed hse	April 2016	
<u>Delph Road, Tullibody</u>	RSL	27 units 6 * 1 bed flat 8 * 2 bed flat 9 * 2 bed hse 4 * 3 bed hse	March 2016	The Council will have 50% nominations here.
<u>OTS</u>	Council	15 units To be agreed	March 2016	The new programme of off the shelf purchases is about to begin.

## **6.0 Future Projects**

- 6.1. Tigh Grian, Alva - following the decision made at the Special Council meeting held on 10th September 2015, a meeting was held with the principal RSL and the Scottish Government and the development will proceed as agreed. The land transfer should be concluded by the end of October, and a start site expected by December.
- 6.2. Primrose Place, Alloa was purchased by Kingdom Housing Association in March 2015. There have been some delays on this site and Kingdom are hoping for a start on site by March 2016, giving spend of around £200k for this year's budget.
- 6.3. Primrose Street, Alloa is owned by the Council. The site will become phase 2 of the town centre redevelopment after Kingdom has completed Primrose Place in 2017.
- 6.4. Ann Street, Tillicoultry, Phase 2 is progressing with the purchase of two areas of land. On completion of purchase Kingdom will add at least another 8 properties to the first phase and take four units from the first phase.
- 6.5. Lock-up site at Gartmorn Road, Sauchie. Following on from Committee agreement and from informal consultation, Paragon Housing Association, who own the housing stock directly around this area, has expressed an interest in re-developing the site for affordable housing. Initial discussions will take place shortly and there is some additional work to be done to investigate the concerns raised over parking in the area.
- 6.6. The Glen, Coalsnaughton, NHT Phase 2 is progressing, following Council approval to extend the existing development and loan from the Public Works Loan Board. Hadden Construction is in the process of acquiring the adjacent site, and building will start shortly after the land is secured. The first of the 14 homes will be available for mid market rent early in 2017.
- 6.7. Kilncraigs House, Alloa. Trust Housing Association have approached the Council with some proposals for refurbishment or redevelopment of this property. Initial discussions are to take place with social work to establish an appropriate use of the building.
- 6.8. Pension Funding site. Colleagues in the Housing and Planning services are working closely to identify a site suitable after delays in developing the Sauchie West site.

## **7.0 Housing Contribution Statement**

- 7.1. The Scottish Government has produced a Housing Advice Note to provide statutory guidance, under Section 53 of the Public Bodies (Joint Working) (Scotland) Act 2014. The guidance focuses on housing services as an integral part of the delivery of health and social care integration and sets out the requirement for a Housing Contribution Statement as part of the Integration Authority's Strategic Commissioning Plans.
- 7.2. Clackmannanshire Council's Housing Service is represented on the Health and Social Care Integration Strategic Planning Group. A joint Housing

Contribution Group has been set up, involving housing and social services officers from Clackmannanshire and Stirling Councils, and colleagues from the Health Board. The group has a remit to compile the Housing Contribution Statement, working with partners and colleagues to identify relevant resources, needs, priorities and challenges for housing services. The Group is supported by the national Joint Improvement Team.

- 7.3. The information contained in the draft Contribution Statement has been taken mainly from the existing Housing Needs and Demand Assessment and the Housing Strategy 2012-17. Work is well underway on the overall Strategic Needs Assessment which is being prepared by the Integration Board. Further detail will be included in the Contribution Statement once the in depth information is released from this research, which will help to fill some of the gaps we have in evidencing the need for specialist housing.
- 7.4. The draft contribution statement (appendix 1) will be included in the Integrated Authority's Strategic Plan which will go out to public consultation this month. Feedback from the consultation and further evidence from the research will be used to refine the Contribution Statement, and to prioritise the housing development and support programme to better match needs.

## **8.0 Our Power**

- 8.1. Our Power Community Benefit Society is a membership organisation of Social Landlords, Local Authorities and community controlled organisations. Its aim is to challenge the status quo of the energy generation and supply market to help reduce household energy bills and increase community resilience to fuel poverty. It will be launching a new energy supply company to the market early in 2016.
- 8.2. The company is non-profit distributing and its key aims are to:
- Reduce levels of fuel poverty
  - Address the higher tariffs charged to prepayment customers
  - Improve customer service experience to energy customers
  - Find ways to reduce the impact of structural price differentials across Scotland and potentially wider
  - Generate renewable energy to provide stable price of energy into the future
- 8.3. For a one off fee of £1/property, (approximately £5K), and on ongoing membership fee yet to be announced, Clackmannanshire Council can join the organisation to ensure that tenants, particularly those on pre-payment meters, get a better deal on their energy supply costs.
- 8.4. The intention is that when a property becomes vacant the meter is changed over to a smart meter, and to the Our Power supply. This then ensures that new tenants are on a suitable tariff. The smart meters allow emergency top up by telephone, and provide information on energy use patterns to assist tenants better control their costs.

8.5. At present Our Power are only accepting notes of interest in joining, as it has to raise from the markets additional capital to support an increased membership. Our Power have been advised that Clackmannanshire Council wishes to join as soon as the membership is opened again.

## 9.0 Sustainability Implications

9.1. The supply of new affordable housing helps in the Council's commitment to reduce carbon emissions from inefficient housing. The Tigh Grian project in Alva will provide 48 new homes to gold energy standards and the Council will pursue the inclusion of renewable technology in newbuild where feasible.

## 10.0 Resource Implications

### 10.1. Financial Details

10.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

10.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

### 10.4. Staffing

10.5. There are no staffing implications arising from this report

## 11.0 Exempt Reports

11.1. Is this report exempt? Yes  (please detail the reasons for exemption below) No

## 12.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box )

The area has a positive image and attracts people and businesses	<input checked="" type="checkbox"/>
Our communities are more cohesive and inclusive	<input checked="" type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input checked="" type="checkbox"/>
Vulnerable people and families are supported	<input checked="" type="checkbox"/>
Substance misuse and its effects are reduced	<input checked="" type="checkbox"/>
Health is improving and health inequalities are reducing	<input checked="" type="checkbox"/>
The environment is protected and enhanced for all	<input checked="" type="checkbox"/>
The Council is effective, efficient and recognised for excellence	<input checked="" type="checkbox"/>

(2) **Council Policies** (Please detail)

**13.0 Equalities Impact**

13.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes

No

**14.0 Legality**

14.1. It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

**15.0 Appendices**

15.1. Please list any appendices attached to this report. If there are no appendices, please state "none".

15.2. Appendix 1 Draft Housing Contribution Statement

**16.0 Background Papers**

16.1. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered).



Yes  (please list the documents below)

No

**Author(s)**

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**Approved by**

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## Health &amp; Social Care Integration Strategic Commissioning Plan

## Clackmannanshire Council's Housing Contribution Statement 2016/18

**1. Briefly articulate the role of the local housing sector in the governance arrangements for the integration of health & social care.**

*Note 1:* Integration Authorities are required to set out the involvement and role of the Local Authority Housing Service, Housing Associations and other housing providers and interests in the governance arrangements for the Health & Social Care Partnership. This should be set out clearly taking into account the various levels of potential involvement in relevant structures such as the Integration Authority, Strategic Planning and Locality Planning. It could also include reference to wider consultation or partnership structures with the housing sector.

Clackmannanshire Council's Housing Service is represented on the Health and Social Care Integration Strategic Planning Group, and the Council also has Councillor representation on the Transitional Board of the Partnership.

Housing officers from both Clacks and Stirling Councils meet with colleagues from Social Services and NHS in the joint Stirling and Clackmannanshire Housing Contribution Group, which has the remit to compile the Housing Contribution Statement, working with partners and colleagues to identify relevant resources, needs, priorities and challenges for housing services. The Group is supported by the Joint Improvement Team. Registered Social Landlords (Housing Associations) are consulted to ensure their views are included within the work of the Group.

Wider consultation in Clacks generally takes place through:

- The Community Planning 'Alliance' framework, which brings together the wide range of community partners
- The Private Sector Adaptations Review Panel, which involves Occupational Therapists and private sector housing officers
- Council housing adaptation group
- Focus sessions as required with individual groups

**2. Provide brief overview of the shared evidence base and key issues identified in relation to housing needs and the link with health and social care needs.**

*Note 2:* This should briefly highlight the connection between evidence assembled through the Joint Strategic Needs Assessment and the Housing Needs and Demand Assessment (and any associated local housing evidence). It should identify the main housing-related issues for various groups that require a housing contribution to improve health and wellbeing. For example older people, homeless, disabled people, mental health or other relevant groups. It should also outline any gaps in the joint evidence base and proposals for addressing these.

Connection between Strategic Needs Assessment (SNA) and Housing Needs and Demand Assessment (HNDA)

The SNA and HNDA both identify a number of trends in the needs of specialist groups for accommodation and support

The main housing-related issues and gaps in the joint evidence base are described in the Table below

<p>Older people :</p>	<p>The 2012 based projections show that between 2012 &amp; 2037:</p> <p>The overall population in Clackmannanshire is projected to decrease by 2%, or by around 1,200 people over the next 25 years. This is a reverse of the 2010 predictions that showed an overall increase of 6,800 people. Net outward migration is greatest amongst 16-29 year olds, this has a major effect on future population as the demographic gets older.</p> <p>A net average of 169 people between the age of 0 - 44 left Clackmannanshire each of the past 2 years. 26 more people 65+ came into the area than left. This results in an increase of 79% of over 65 year olds and 126% more people in the 75+ age group.</p> <p>There are 11 registered care homes in Clackmannanshire with 365 places and 345 residents, 331 of whom are long stay residents. (Scottish care home census March 2014.) Around 135 people in care homes have dementia, this is the most common reason for care.</p> <p>There are 176 sheltered flats and bungalows in the area, providing warden care on site.</p> <p>The Council's newest housing development will provide 21 amenity bungalows and flats by early 2015/16. All other housing developments are capable of meeting the needs of older people with a high level of accessibility as standard.</p> <p>Figure suggest that around 13% of over 75 year olds suffer from dementia.</p>
<p>People with Physical Disabilities :</p>	<p>At least 1,691 people of all ages in Clackmannan were assessed as having a physical disability last year. According to census information 2011, just over 5.000 of all ages classed themselves as have some kind of physical disability.</p> <p>Over the council area, there are around 30 wheelchair properties owned by RSLs and the Council has 2 wheelchair and 37 ambulant disabled properties.</p> <p>285 approved medical adaptations were carried out in the Council's stock in 2014/15. There were 22 adaptations carried out in the private sector 2014/15 which were grant assisted.</p> <p>There are around 1,600 pieces of adaptation equipment in use across Clackmannanshire.</p> <p>There is currently a one-off disabled bungalow near to completion which was for the specific needs of a household.</p>

<p>People with Learning Disabilities :</p>	<p>156 people in Clackmannanshire completed a community care assessment due to learning disabilities.</p> <p>In Clackmannanshire there are 10 supported places for clients with learning disabilities.</p> <p>New Struan School caters for autistic children and has several residential places for children coming from outwith Clackmannanshire.</p> <p>More information needs to be gathered on the number of people with learning disabilities who rely on the support of their ageing parents.</p>
<p>People with Poor mental health :</p>	<p>161 people in Clackmannanshire completed a community care assessment last year due to mental health issues. There is often a link with mental health issues and homelessness and the Council offers support service to allow people to live in their own tenancy.</p>
<p>People who misuse drugs &amp; alcohol :</p>	<p>Around 32 people in Clackmannanshire have a care package due to alcohol or drugs problems.</p> <p>Problems with alcohol and drugs can lead to a range of housing issues including homelessness, anti-social behaviour and problems with tenancy sustainment. Signpost Recovery covers Stirling and Clackmannanshire providing a full range of treatment.</p>
<p>People subject to Domestic Abuse :</p>	<p>There are 2 self contained units that are used for families fleeing domestic abuse.</p>
<p>Vulnerable young people :</p>	<p>Children and young people coming out of care are not part of the Integration Authority, but these issues are highlighted as a priority because they inevitably overlap with other services and are important to prevention of future problems.</p> <p>Young people coming out of care who require housing are placed in temporary accommodation until a permanent place can be found. Support is provided from social services, through-care, after-care team.</p> <p>Young people taking on their first tenancy will be supported by the housing support team to help sustain the tenancy.</p>
<p>Black &amp; minority ethnic communities :</p>	<p>According to research carried out in 2007, the size of the ethnic minority community in Clackmannanshire is around 1,100, the 2011 census shows 1,900 people coming from black &amp; ethnic minority backgrounds.</p>
<p>Gypsy Travellers and show people :</p>	<p>Clackmannanshire has a site near Alva with capacity for 17 travelling families, including a pitch suitable for a wheelchair user. The site is rarely full.</p>

### 3. Set out the shared outcomes and service priorities linking the Strategic Commissioning Plan and Local Housing Strategy.

Note 3: This section should highlight the direct link between the outcomes and service priorities identified in the Strategic Commissioning Plan and the Local Housing Strategy. It should be clear how the housing sector is going to contribute to meeting the outcomes and service priorities in the SCP (which in turn should reflect the contribution to the nine national health and well-being outcomes). Consideration of potential changes to housing services and provision should be part of this.

The nine national health and well-being outcomes are:

- |  |  |
|--|--|
| 1 Healthier living                               | People are able to look after and improve their own health and wellbeing, and live in good health for longer.  |
| 2 Independent living                             | People, including those with disabilities, long-term conditions, or who are frail, are able to live as far as reasonably practicable, independently at home, or in a homely setting, in their community. |
| 3 Positive experiences and outcomes              | People who use health and social care services have positive experiences of those services, and have their dignity respected.  |
| 4 Quality of life                                | Health and social care services are centred on helping to maintain or improve the quality of life of service users.  |
| 5 Reduce health inequality                       | Health and social care services contribute to reducing health inequalities.  |
| 6 Carers are supported                           | 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 well-being.              |
| 7 People are safe                                | People who use health and social care services are safe from harm.   |
| 8 Engaged workforce                              | People who work in health and social care services are supported to continuously improve the information, support, care and treatment they provide, and feel engaged with the work they do.              |
| 9 Resources are used effectively and efficiently | To deliver Best Value and ensure scarce resources are used effectively and efficiently in the provision of health and social care services.  |

Clackmannanshire's Local Housing Strategy (LHS) 2012-17 has a vision that every household in our area should have access to a good quality and affordable home, with advice and support services that meet their needs. This is pivotal to the health and wellbeing of our citizens. The Housing Strategy therefore supports the improvement of these social care services and health outcomes.

The Health and Social Care Integration framework will support partners to come together in a focussed way, to agree the key shared priorities. Essential to this will be the development of the Integration Authority's Strategic Needs Assessment, which will provide more detailed and accurate information to

inform the necessary improvements to service delivery. Shared priorities will include sharing data, faster assessment, reshaping care for older people and integrated delivery of services.

The 8 priorities identified in the Housing Strategy, and their outcomes, detailed below, contribute to these national outcomes, but particularly to outcome 2: Independent Living, outcome 4: Quality of Life, outcome 7: People are Safe and outcome 9: Resources are used effectively and efficiently.

Priority	Outcome	Activity
New Housing Supply	Quality affordable housing is maximised	We will continue to develop and implement innovative and flexible models for providing cost effective new housing, and maximise the amount of housing across all tenures.
Best Use of Existing Housing	The housing we already have is optimised and effective in providing choice and meeting need	We need to use the housing we already have to maximum effect to ensure we can cater for the diverse needs of the growing number of households. We need a diverse housing system so that people have more control and more choice. Our 'Housing Options' approach will enable us to meet housing need and help to prevent housing crises, with a wider range of solutions which will help us to use stock more effectively, and we will continue to look at allocations policies and nomination arrangements to make sure those most in need can be prioritised. We consider the scope to alter Council and housing association properties to better suit demand.
Homelessness	Homelessness is reduced and homeless and potentially homeless households have access to effective and appropriate housing options	We aim to target resources at prevention to provide better outcomes for people and reduce the need for costly crisis intervention. All evidence nationally points to crisis prevention being the most effective method in dealing with homelessness and requires a multi agency approach, including education, voluntary and employability services. A focus is needed on services to young people (although not all are part of the Integration Authority in this partnership), single people and on prevention, as with the development of the Housing Options service. It is important to target resources to help people stay in the tenancies they already have. The average cost to the Council of a failed tenancy for a family, and resulting homeless application, can be up to £25,000. Offering support services, such as basic living skills and money and benefit advice, will help to prevent tenancies failing. We undertake an assessment of support needs for all households applying as homeless ensuring that support needs are established early, so that services can work together to ensure a good housing solution for clients.
Support for Independent Living	Those requiring assistance to live independently at home have access to effective housing support	Through 'Reshaping Care for Older People', Council, Health, Voluntary and Independent Sector colleagues are working together to establish how best to provide services for our older people. In line with the national 'Getting It Right For Every Child' (GIRFEC) principles and our Corporate Parenting Strategy, we need to ensure that there is suitable housing available for vulnerable young people, including supported housing. We will target services to support young people and give them the skills necessary to live independently. Many young people need help with basic living skills, including budgeting and cooking. Some also need support with mental health, alcohol and drug related issues. A high number of young people who have a tenancy end up leaving within the first year. For some, intensive support is required and there can be issues with isolation and getting young people to engage. For others, more general support or information and advice, including preparing for a tenancy, is needed. The Council's Housing Management service has established an initiative to

		<p>work directly with young people coming through the care route, to ensure they receive the support they need to sustain their tenancy and live independently. (in relation to children and young people, the Integration Scheme refers to adults aged 18 years and over - children's legislation extends the responsibility of councils' children's services for young people leaving care/aftercare).</p> <p>We are monitoring the length of time people stay in their tenancies and can now identify people who may be at risk of tenancy failure when they receive an offer of a house. We have adopted person centred services involving a full assessment of vulnerability and early identification of support needs and potential risks to a tenancy. This means that more intensive support can be targeted to these households to help them to sustain their tenancy, reducing the number of abandonments and preventing homelessness.</p> <p>The Housing Support service targets people with multiple and complex needs who are homeless or at risk of homelessness. With the rise in the number of people with multiple and complex needs, the delivery of support will remain a central priority in the coming years.</p> <p>Work needs to continue to improve referral processes and information sharing between services</p>
Specialist Housing	People have access to specialist or adapted accommodation where there is an assessed need	<p>Specialist housing ranges from mainstream housing with major adaptations to housing for specific client groups. Smaller, minor adaptations can also allow people to continue to live in their own homes. There is a lack of variety of specialist accommodation in Clackmannanshire. Most is provided by the Council and RSLs and ranges from amenity and sheltered housing to more specialist accommodation suitable for people with learning disabilities and wheelchair accessible housing. Of the 812 properties available, the vast majority are for older people with only 32 (4%) for people with learning disabilities and 33 (4%) for people with a physical disability. Few purpose built specialist accommodation units have been provided in recent years.</p> <p>Of the 354 registered care places available throughout Clackmannanshire, the majority are for older people. Around one quarter are for people with complex needs and one quarter for people with learning disabilities, many of these being older people. There are very few places for people with mental health issues and young people.</p> <p>Adult care figures have shown an annual increase in the number of people with learning disabilities over the last few years. Many are now in their late 40s and 50s with very elderly parent carers and who have never lived on their own. Many may also have more complex needs due to their increasing age. This will present challenges in the future as we will need to provide accommodation that will suit this ageing client group. We will also need to enable young people with learning disabilities to become independent as early as possible so that they can plan for their future and we can develop services and plan housing provision accordingly.</p> <p>A Clackmannanshire and Stirling Housing and Social Services Strategy identified ways to improve services and specialist accommodation provision across both councils. A work programme is underway and specialist housing will be delivered on all appropriate new housing developments.</p> <p>There remains an issue around notification of discharge from hospital and often unrealistic expectations, from customers and professionals, of what housing providers can deliver, particularly within short timescales invariably involved.</p>

		<p>In 2011/12, 44% (235) of all applicants assessed as homeless were young people, many of whom lack the skills necessary to sustain a tenancy. Approximately one fifth of them do not sustain a tenancy beyond 1 year and some return as repeat homeless applicants. We also have young people coming through the care system who have high tenancy failure rates.</p> <p>There is a need for further accommodation with support, such as the new project at Hallpark, to help this vulnerable group live comfortably and safely in the wider community. Interim supported accommodation, where young people can learn skills necessary to maintain a tenancy and live independently, either on their own or with someone else, will reduce tenancy breakdown.</p> <p>Further close working with Social Care and Health services and the independent and third sectors is required to define need, identify gaps in supply, deliver the right type of housing required and improve communication to ensure a co-ordinated approach to assessment of housing need. With Health and Social Care integration and the shift to community based support, we will agree models of accommodation that allow independence with support onsite or nearby.</p> <p>The Private Sector Stock Condition survey (2009) suggests that there are around a further 194 households in the private sector requiring a major adaptation. The number of major adaptations carried out in the public sector has fluctuated over the last 5 years but, since 2010, the number and cost has continued to increase. As a statutory requirement, adapting housing in both the public and private sectors will be an ever increasing priority and a challenge to resource. With the growing demand for adaptations there is an increasing cost and complexity of adapting existing housing. We are faced with substantial costs for redesigning existing houses, often requiring extensions to deliver the extra space needed, and consideration needs to be given to the policy of adaptation compared with relocation.</p> <p>The Council does not currently provide any short-stay gypsy traveller halting sites, having assessed and analysed the potential need for such sites. Historically, we have not had a serious problem with unauthorised encampments. The Council rarely has a waiting list for available pitches at its own site and occupancy remains consistent throughout the year. Recent experience suggests that there may be a move towards the national trend for smaller sites. We will keep the situation regarding need under review.</p>
Energy Efficiency and Fuel Poverty	Energy efficiency is improved and fuel poverty and carbon emissions are reduced across all tenures.	<p>Energy efficiency is a priority because of its impact on individual households and their quality of life, and because of the damaging effect on the environment. The Council will engage with partners such as local RSLs, British Gas and the Scottish Government to successfully complete projects contributing to increased energy efficiency across all housing tenures.</p> <p>In 2011, it was estimated that 5,110 families in Clackmannanshire were in fuel poverty (22.8% of all households). However, this overall figure masks individual areas with concentrations of high fuel poverty levels</p>

		Households suffering from fuel poverty can be especially vulnerable so it is crucial to target this group to ensure that these individuals are aware of all the programmes available to assist them. Some will also be affected by welfare reform, cutting their household benefits and reducing rent subsidies which will have a negative effect on fuel poverty levels.
Improving Neighbourhoods and Communities	Organisations and partnerships working with communities will improve the quality of life for all households	Developing joint working with the voluntary sector is a Council priority and the Clackmannanshire Third Sector Interface (CTSI) and the Tenants' and Residents' Federation, in particular, have an important role to play in this. The Housing Service will look to develop area plans with partners, targeting resources and initiatives to the agreed priority areas
Housing Investment	New, improved and innovative funding opportunities will ensure a flow of funds to achieve essential housing priorities	We must consider more innovative and flexible ways to promote and deliver development, making use of existing assets, such as land allocated for housing or unused buildings suitable for redevelopment to housing. The Council's annual Strategic Local Programme will set out the plans to deliver housing projects, along with housing associations and developers.

4. Provide an overview of the housing- related challenges going forward and improvements required.

Note 4: This should set out any challenges identified in the housing system and among providers in improving the housing contribution to health and well-being. Proposals for addressing these challenges should be clearly articulated.

Specific challenges will be identified throughout the consultation period. Those identified so far include:

- Barriers to sharing information, in terms of data collection and establishing overall need and gaps in service, in terms of casework for individual cases and for potentially vulnerable people for emergency planning.
- Need to look at overall circumstances of an individual and services work together more
- Earlier notification admission to hospital and need for support (including adaptations) to be arranged
- Services available to home owners and tenants are sometimes different
- Recycling/re-use of adaptation equipment
- Lack of specialist resources for people with alcohol and drug dependency issues
- Care needs of ageing prison population (particularly sex offenders) who will need to be re housed in the community eventually (although this is not part of the Integration Scheme - )
- Community safety for vulnerable adults

These challenges will be considered by the Housing Contributions Group, and ways found to resolve the issues they raise. This will be done through improved networking and taking on board lessons from good practice.

5. Set out the current and future resource and investment required to meet these shared outcomes and priorities. Identify where these will be funded from the Integration Authority's integrated budget and where they will be funded by other (housing) resources.



Note 5: This should outline the impact on resources and investment required to deliver the HCS element of the SCP. Consideration should be given to both services and the bricks and mortar element of housing both currently and in the future (at least over the 3 years of the SCP). It should clearly identify key housing resource and investment areas required to implement the SCP and deliver associated shared outcomes and priorities. Examples would include activities associated with adaptations, homelessness and housing support as well as any planned new housing provision to meet particular needs.

We are in the process of identifying and verifying the budgets which will be transferred to the Integrated Authority. This will be announced in February/March 2016, once budget positions are clear.

#### 6. Additional Statement by Integration Authorities.

Note 6: This section is for Integration Authorities to provide any other additional information that in their view is relevant for their Housing Contribution Statement.

To be inserted by the Integration Authority

