
Report to: Council

Date: 11 March 2010

Subject: Introducing Housing with Care for Older People in Clackmannanshire

Report by: Director, Services to People

1.0 Purpose

- 1.1. This report informs Council of the principles of Housing with Care, presenting proposals from the work being undertaken by the Services to People Delivery Group on accommodation to meet the future needs of older people in Clackmannanshire.

2.0 Recommendations

- 2.1. It is recommended that Council endorses this model of care and approves a proposal for the provision of accommodation with care services at West Lodge Gardens, Alloa. This is a trial partnership scheme between Clackmannanshire Council and Trust Housing Association.
- 2.2. Council notes that further options will be developed for additional Housing with Care provision for older people in Clackmannanshire, and instructs officers to bring forward further proposals to Council in due course.

3.0 Considerations

- 3.1. Scotland's population is changing. The projections for an increasing population of older people are well-documented and are of national interest and concern. People are living longer and healthier lives but there are more demands for support and services at home when people reach 75-80+ years.
- 3.2. The need to re-shape the health and social care of older people is driven by the national agenda to shift the balance of care and support away from institutional provisions and to improve outcomes for older people in their communities. In partnership with other agencies, local authorities need to explore new ways of managing the potential impact of demographic shift, increasing demand, changing needs and associated financial pressures.
- 3.3. The Scottish Government and COSLA and are working together with local authorities and the NHS to look at ways in which a broad and sustainable

range of community-based services and provisions can meet people's needs at home, rather than in hospital or institutionalised care.

- 3.4. Models of Housing with Care are already established in some local authority areas and they offer responsive, cost-effective and sustainable approaches to the coordination of provisions for older people. The aim of Housing with Care is to help individuals to remain as independent as possible at home and to offer extra support, assistance and care when needed.
- 3.5. The duties of support staff in Housing with Care combine elements of social care and housing management tasks, with some flexibility in the skill mix of a staff group drawn from home care and housing providers. Existing services can be revised and re-configured in local authority provisions or in partnership with housing associations. A range of care, support, advice and services can be offered as required over a 24-hour period in tenancies fitted with a core package of assistive technology. Prompt responses to wide-ranging needs can be provided in a safe environment. Members will be aware that traditional models of sheltered housing are increasing untenable as a result of European working time directives, and the limitations of the support model previously delivered through sheltered housing arrangements.
- 3.6. Tenancies would be considered in the first instance for people who require at least 12 hours of formal or informal care a week. Support services would be adjusted and increased as required to meet individual changing needs. Services could meet physical, social, emotional, domestic and practical care needs and these tenancies with built-in assistive technologies also cater well for people with dementia.
- 3.7. The Services to People delivery group has been considering how to apply a Housing with Care model using existing housing and social care resources. The average net cost to the Council of supporting an older person in a care home setting is £240 per week, £12480 per annum. It is estimated that the net cost of a placement in a Housing with Care would be around £150 per week, £7800 per annum. An estimated 10 - 20 people per year who currently can only be offered a care home place could benefit from support provided by a Housing with Care service could benefit from this if it was available.
- 3.8. An existing sheltered housing provider, Trust Housing Association, is offering the possibility of converting a number of tenancies at West Lodge Gardens in Alloa from a 'Sheltered Housing' to a 'Housing with Care' service
- 3.9. The proposed specification for Housing with Care at West Lodge Gardens includes :-
 - Nomination rights held by the Council's Housing and Social Services Teams
 - A coordinated and incremental approach to assessments of need and service provisions
 - 25 flats providing accommodation for older people requiring support. This would include older people who have physical support needs and people with dementia. A team of staff on site would meet most known needs and external services would only be purchased if required

- Eligibility criteria would require that new tenants would need 12 hours or more of care and support per week
 - Meal provisions on site for up to 40 people, including other tenants
 - 24-hour support available
 - Telecare contact and response services would supplement on-site care as necessary
 - Domestic services : cleaning, shopping, laundry and household management
 - Communal lounge and day activities on site
- 3.12. Housing with Care is about working in partnership to offer a range of responsive services on one site, in a partnership of housing and social care providers. It has the potential to maintain and improve the quality of life of older people who are in need.
- 3.13. **Summary**
 Housing with Care can offer an improved service which is responsive and cost effective. Council is requested to endorse this model of provision. This first project in partnership with Trust Housing Association will be closely monitored and evaluated for efficiency and effectiveness and then followed up with service planning and costing proposals for new developments.

4.0 Sustainability Implications

- 4.1. Housing with Care offers a more sustainable approach to meeting the needs of older people in their communities. There are economies of scale providing services in one base while sustaining people in their own homes.

5.0 Resource Implications

5.1. Financial

The full financial implications of the recommendation for the West Lodge Gardens project are subject to further negotiation with Trust Housing. There are efficiency savings in the provision of combined support and care on one site with a reduction in staffing and travel costs.

- 5.2. There are capital and revenue implications for future Housing with Care projects. Future costing will be based on best value principles.

5.3. Staffing

A sustainable staffing model will be put in place for this and any other Housing with Care developments in the future. Arrangements in respect of West Lodge Gardens are likely to see a reduction in external spot purchase home care for individuals in the scheme, being replaced by a dedicated on-site team drawn from either Trust HA staff, Clackmannanshire Council Home Care staff, or a combination of both.

6.0 Exempt Reports

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

7.0 Declarations

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

(1) **Our Priorities 2008 - 2011** (Please tick)

- | | |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses | <input 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 type="checkbox"/> |
| Health is improving and health inequalities are reducing | <input checked="" type="checkbox"/> |
| The environment is protected and enhanced for all | <input type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence | <input checked="" type="checkbox"/> |

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

8.0 Equalities Impact

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

Yes No

9.0 Legality

9.1 In adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

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

None

11.0 Background Papers

11.1 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

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Approved by

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