

EAST  
DUNBARTONSHIRE  
HOUSING  
CONTRIBUTION  
STATEMENT

January 2018

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## 1. Introduction

### **Purpose of Housing Contribution Statement**

The Housing Contribution Statement (HCS) provides a link between the strategic planning process in housing at a local level and that of health and social care. The HCS is now an integral part of the 'Strategic Commissioning Plan' and sets out the role and contribution of the housing sector in meeting the shared outcomes and priorities that contribute to health and wellbeing. The HCS reflects the emphasis on joint working with key stakeholders to deliver high quality services in our communities and provides the basis for measuring the contribution housing can make in meeting local and National priorities.

Core aims of integration are to improve quality and consistency of services providing streamlined and person centred Health and Social Care services. Services that are, locality based and provide care for people at home or wherever practicable in a homely setting within their community. The HCS therefore sets out the strategic value housing delivers in bringing about positive outcomes for people and is fundamental to some preventative measures that help reduce inequalities in our communities.

### **Legal and Policy Background**

The vision and ambition set out by the Scottish Government that by 2020 everyone is able to live longer healthier lives is fundamental to the Strategic Planning Process where the nine National Health and Wellbeing outcomes originate.

The Public Bodies (Joint Working) (Scotland) Act 2014 sets out the framework for integrating Health and Social Care in Scotland and requires some functions to be delegated to an Integration Joint Board. East Dunbartonshire Council in partnership with NHS Greater Glasgow and Clyde produce the Strategic Plan that sets out the agreed delegated functions for Health and Social Care in two locality areas within East Dunbartonshire.

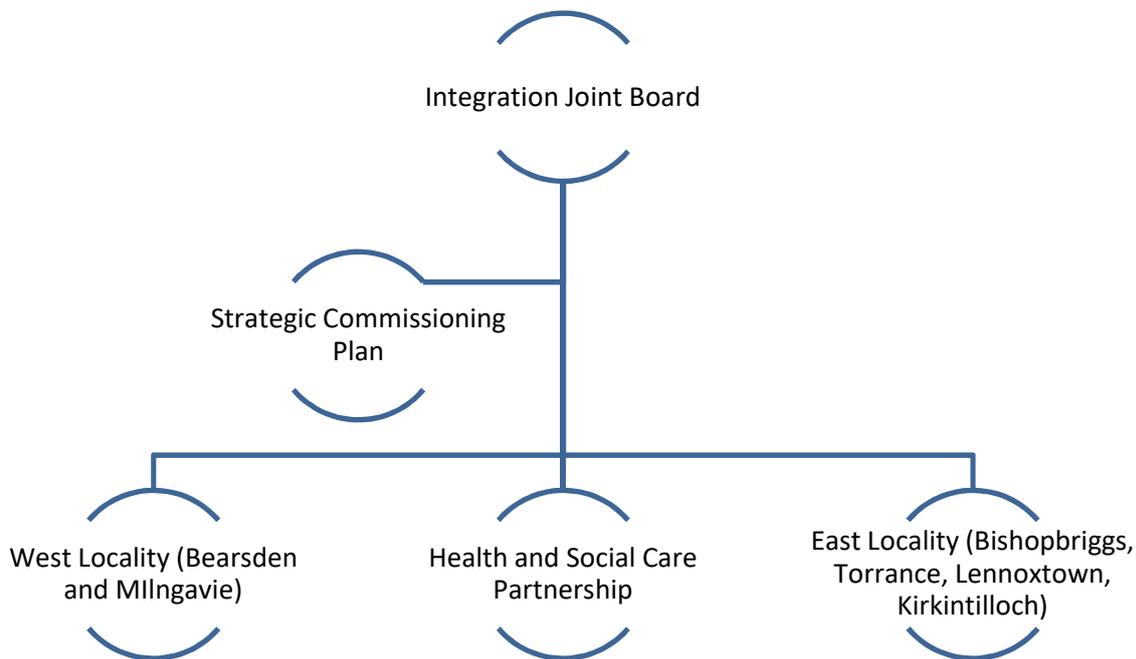
Since its establishment in 2015 the Health and Social Care Partnership (HSCP) has overall responsibility for providing and implementing the Strategic Plan. Of the nine Health and Wellbeing Outcomes, the housing sector has particular relevance to Outcome 2:

***"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".***

East Dunbartonshire faces significant challenges in reducing inequalities and transforming the health and wellbeing of people and their communities. The Local Housing Strategy (LHS) aims to address imbalance in housing need and demand and the associated Strategic Housing Investment Plan (SHIP) will increase the supply of affordable housing across all tenures and includes specialist amenity or adapted housing. The Third Sector can add value to Health and Social Care Outcomes by increasing community engagement in the design and delivery of important services and links directly to the overarching Strategic Plan. Inclusion of a HCS recognises the importance of people's homes and the vital role played by Housing in improving people's health and wellbeing.

## Role of the Local Housing Sector in Governance Arrangements

The Community Empowerment (Scotland) Bill enables Integrated Joint Boards to be full partners in Community Planning. In East Dunbartonshire this is set out in the Single Outcome Agreement 2014-17 that supports the delivery of services to reduce inequalities and disadvantage. Housing is a key stakeholder in this process as outlined in the Local Housing Strategy. The Strategic Commissioning Plan brings together all of the various strategies into one overarching document where these shared outcomes filter throughout the planning process. The Housing Sector is represented at every level of the Community Planning Process as Illustrated in the diagram below. The Health and Social Care Partnership split into two locality areas to carry out its functions.



## 2. Local Housing Strategy Priorities

### Local Housing Strategy

The LHS details how the Council and its partners will tackle imbalances within the local housing system during its lifetime. The current LHS runs until 2022 and has a number of overall objectives to meet housing need in East Dunbartonshire. The LHS aims to tackle disadvantage and promote sustainability, prevent homelessness and address disrepair as well as promoting quality and value for money. A range of actions within the LHS impact directly on Health and Social Care. Provision of an efficient aids and adaptations service for example assists older or disabled residents live independently in their own homes.

East Dunbartonshire as recorded in the 2011 Census had a population of 105, 026 including higher than National Average numbers of older people. The National Records of Scotland suggests that the number of older people 85years and above could rise by as much as 17.8% during 2012-2037. Research is ongoing that may help determine what future housing need for older people there may be in East Dunbartonshire and what resources may be required to ensure an appropriate response to this demand is progressed.

### **LHS Priorities**



### **3. Health and Social Care Partnership Strategic Commissioning Plan Outcomes**

The HSCP Strategic Commissioning Plan outlines its vision to work with people in East Dunbartonshire to build stronger communities, promote wellbeing and provide access to care and support. The HSCP aims to achieve this by improved partnership working, streamlined processes and better engagement with communities putting the person at the centre of the decision making process.

Key priorities for the HSCP are to support independence, tackle inequalities and maximise healthy lifestyles for all residents of East Dunbartonshire. This will include engaging with staff to support them in their role by improving access to meaningful activity, training and employment. There is a view to see Carers as equal partners, to identify them and support continuation of their caring role.

In East Dunbartonshire the HSCP is a separate legal entity from either the Council or the Health Board and has responsibility for a range of health and social care functions including primary care, community health services, social work and social care and is accountable for the strategic planning and budgeting for these.

**The national health and wellbeing outcomes to be delivered through integration have been defined as:**

Outcome 1	<ul style="list-style-type: none"><li>• People are able to look after and improve their own health and wellbeing and live in good health for longer</li></ul>
Outcome 2	<ul style="list-style-type: none"><li>• 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</li></ul>
Outcome 3	<ul style="list-style-type: none"><li>• people who use health and social care services have positive experiences of those services, and have their dignity respected.</li></ul>
Outcome 4	<ul style="list-style-type: none"><li>• Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services.</li></ul>
Outcome 5	<ul style="list-style-type: none"><li>• Health and social care services contribute to reducing health inequalities.</li></ul>
Outcome 6	<ul style="list-style-type: none"><li>• 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</li></ul>
Outcome 7	<ul style="list-style-type: none"><li>• People using health and social care services are safe from harm.</li></ul>
Outcome 8	<ul style="list-style-type: none"><li>• 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</li></ul>
Outcome 9	<ul style="list-style-type: none"><li>• Resources are used effectively in the provision of health and social care</li></ul>

**Housing Related Challenges**

Effective monitoring of how actions progress or new projects develop will help evaluate East Dunbartonshire Council’s housing contribution in a measurable way in order to effectively distribute resources and avoid duplication of services.

The HCS recognises the importance of other Housing Providers and Third Sector organisations in meeting the above objectives and links to the implementation of our interrelated strategies by helping each other develop achievable goals.

Supporting the above objectives will shape the response to housing related challenges of rising demand, rising expectations and ongoing budgetary constraints. There is an established practice of joint working in East Dunbartonshire to deliver front line services and to support our communities.

#### 4. Meeting the Objectives of the Housing Contribution Statement

Actions within the HCS strategically link to both the LHS priorities and the HSCP outcomes. The overarching Strategic Plan provides the vision and direction to steer related policies. The contribution from Housing and key partners in the Third Sector ranging from social enterprises, voluntary organisations and others is central to achieving both joint working practices and successful outcomes for people in East Dunbartonshire.

The table below sets out the strategic link between Housing Priorities, the Actions Housing are taking to tackle each priority area and the resources available to implement this. Finally, the Outcome that housing makes a direct contribution to and the added impact this contribution makes to Health and Social Care in East Dunbartonshire.

<b>Priority</b> 	<b>Actions</b> 	<b>Outcome</b> 
<p><b>Housing Supply</b></p> <p><i>LHS Priority 1: Enable a suitable, affordable, efficient supply of housing.</i></p>	<p><b>Service delivery</b></p> <p>Undertaking Research</p> <p>Investing in new build housing directly</p> <p>Supporting stakeholders in new build housing investment</p> <p>The Scottish Government are providing significant additional investment in new affordable housing over the next 3 years.</p> <p>East Dunbartonshire’s SHIP (2018) confirms that, with this investment, 815 new homes will be provided over a three year period at an average of 217 per annum.</p> <p>This represents an annual target of new build affordable housing of approximately 120 homes.</p> <p>Housing Need and Demand for Older People Research is underway, that will give an indication of supply targets.</p>	<p><b>Outcome 2</b> is achieved by:</p> <p>Supporting the design of new investment priorities</p> <p>Producing a new supply stream of social rented and shared equity</p> <p>Producing a new supply stream of other forms of affordable housing such as mid-market rent, shared ownership as well as a larger increase in social rented housing.</p>

<b>Priority</b> 	<b>Actions</b> 	<b>Outcomes</b> 
<p><b>Homelessness</b></p> <p><i>LHS Priority 2: Enhance role of Housing Options in preventing Homelessness</i></p>	<p><b>Service delivery</b></p> <p>The <b>Housing Options</b> Service provides advice and assistance to people looking at their housing options in the widest possible sense.</p> <p>414 people approached East Dunbartonshire Council for a Housing Options service during 2016/17 with 4 households settling into permanent accommodation as a result.</p> <p>The Homelessness Team are currently developing a 'Local Pad' Website that will assist people access information, advice and view available properties in the private rented sector. This will also inform of Tenants and Landlords rights and responsibilities.</p> <p>The Homelessness Team has developed protocols with the Community Mental Health Team and also Drug and Alcohol services to assist these vulnerable households.</p> <p>A <b>First Stop</b> Project completed in 2016 provides low-level support and is reducing the requirement to use bed and breakfast establishments. Two supported accommodation projects are located in Kirkintilloch one of which targets youth homelessness.</p>	<p><b>Outcome 2</b> is achieved through;</p> <p>Ongoing support for the Housing Options services as it is organic and continues to develop under guidance rather than legislation. This prevention activity is producing experimental statistics that show a picture of trends across Scotland.</p> <p>People will have greater choice in the location and accommodation they live in and will be able to access information on Registered Landlords operating within East Dunbartonshire.</p>

<b>Priorities</b> 	<b>Actions</b> 	<b>Outcomes</b> 
<p><b>Encourage Independent Living</b></p> <p><i>LHS Priority 3: Encourage Independent Living</i></p>	<p>An <b>Aids and Adaptions</b> service is offered that provides vulnerable people with wet floor level access showers, lowering worktops, and installing ramps and grab rails were appropriate.</p> <p>A <b>Scheme of Assistance</b> sets out how private sector residents can access grant funding to carry out adaptions to their properties.</p> <p>A <b>Care and Repair</b> service currently delivered by Antonine Housing Association assists older and disabled people living in private sector housing.</p>	<p>By sustaining a permanent tenancy <b>Housing First</b> supports service users to tackle recovery, access community support, employment and health and social care benefits.</p> <p><b>Outcomes 2 and 9</b> are achieved by;</p> <p>Assisting disabled residents to live independently, safely and in comfort in their own home.</p> <p>The Care and Repair service works closely with Occupational Therapy and Building Standards services promotes joint working and impacts directly on falls prevention work.</p>

<b>Priorities</b> 	<b>Actions</b> 	<b>Outcomes</b> 
<b>Address Housing Condition</b>  <i>LHS Priority 4: Address housing condition, fuel poverty and regeneration</i>	<p><b>Community alarm and Telecare</b> Services provide a round the clock lifeline for older or disabled people that facilitates contact to a friend or relative, Mobile Officers or Emergency Services when in need.</p> <p><b>Care of Garden Scheme</b> provides garden works for older people. It is managed by Streetscene Locality Teams and runs from April to October.</p> <p><b>Energy Efficiency Standards for Social Housing (EESH)</b> aims to improve the energy efficiency of social housing in Scotland.</p> <p>Fuel poverty is tackled by improving the standard of homes in the area;</p> <p>A roof replacement programme is ongoing as are all major component renewals determined by the results of the Stock Condition Survey.</p> <p>An extensive rendering programme is underway in Waterside that will reduce heat loss and the likelihood of condensation build up.</p> <p>East Dunbartonshire Council will be commencing a three year rewiring programme in the near future to upgrade 1500 properties. This will be extended to a smaller number of properties in following years but will have a major impact on energy consumption.</p>	<p>Provides assisted living using technology to help people to continue to live safely, securely and independently in their home.</p> <p><b>Outcome 2</b> is achieved by;</p> <p>Making a significant contribution to reducing carbon emissions by 42 per cent by 2020 and 80 per cent by 2050</p>

	<p>Regeneration taking place in Twechar and Kirkintilloch Town Centre ensure that a physical, social and economic transformation takes place.</p> <p>East Dunbartonshire Council are looking to support further regeneration projects in targeted areas of deprivation.</p>	
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**5. Contacts**

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