



What is the need for specialist housing provision in Argyll and Bute for those accessing health and social care?

Produced by Argyll and Bute Health and Social Care Public Health and Argyll and Bute Housing Services

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Contents

What is the need for specialist housing provision in Argyll and Bute for those accessing health and social care?	1
Contents	2
Executive Summary	3
Vision and key aims	4
Strategic context	5
Links between Housing and Health and Wellbeing	6
Housing and population size in Argyll and Bute	7
Projected Demographic Change	8
Health conditions	9
Housing and Housing Services in Argyll and Bute.....	10
Types of Specialist Housing	11
RSL Stock (exc. Care Homes)	11
Waiting lists for specialist RSL accommodation	12
Wheelchair users in Argyll and Bute.....	13
Adaptations	14
Care at home and residents in Care Homes	15
Council-owned Care Homes	15
New Care Home Placements - by funding location and type of care	16
New Care Home Placements - by funding location and location of placement	17
Delayed Discharges from Hospital.....	18
Actions.....	19

Executive Summary

Argyll and Bute Council Housing Services and Argyll and Bute Health and Social Care Partnership (HSCP) Public Health have collaborated to examine the needs for specialised housing provision for those accessing Health and Social Care Services. This was guided by a working group comprising of senior managers from Registered Social Landlords (RSLs) across Argyll and Bute, Argyll and Bute HSCP and Argyll and Bute Council Housing Services.

We highlight:

- ▶ Increasing demand for 1/2 bed room properties with over 75+ population increasing by nearly 3000 people over the next 10 years and potential additional demand if Council targets are achieved for increasing the younger population.
- ▶ Increasing demand for aids and adaptations both in RSL and private housing, with resource pressure and waiting list evidenced from an average annual spend of £1.3m and over 120 people waiting for adaptations to RSL homes at the end of the 2016/17 third quarter.
- ▶ Changing care home use means that new care home placements are for people with greater dependency and there are higher turnover rates
- ▶ More people are managing long term conditions living in their own homes with increasingly complex health and social care needs; the need for aids, adaptations and support at home is likely to increase.
- ▶ Challenges to the provision of Home Care (particularly in some local areas) leading to delayed discharges in hospital
- ▶ Falling demand for sheltered/warden housing, with empty properties/voids in some areas
- ▶ A need for closer working between services at a local level to identify individuals and families in need of specialist housing provision and match them to current and future housing

Specific actions, designed to be 'SMART', were developed alongside consultation with a special meeting of Argyll and Bute Strategic Housing Forum.

Vision and key aims

Vision

People in Argyll and Bute with health and social care needs have access to housing options that maximise their health, wellbeing and independence

Five key aims

1. There is appropriate and sufficient housing available in each local area to meet the needs of people living there.
2. People are aware of the availability of different housing options to enable them to make appropriate choices, and are supported to do this if necessary due to learning disability or physical and mental health conditions.
3. Health and Social Care, Housing Association and Argyll and Bute Council Housing officers are able to work effectively together to promote early housing options appraisal and early intervention and adaptations as required.
4. Waiting lists for RSL properties (and in particular specialist provision) are managed as efficiently and effectively as possible to maximise availability of existing properties.
5. Planning for housing and housing services is based on robust data and information.

Strategic context

Argyll & Bute Health and Social Care Partnership Strategic Plan 2016/17 – 2018/19

“Support people to live fulfilling lives in their own homes, for as long as possible.”

Argyll and Bute Council Local Housing Strategy 2016 - 2021

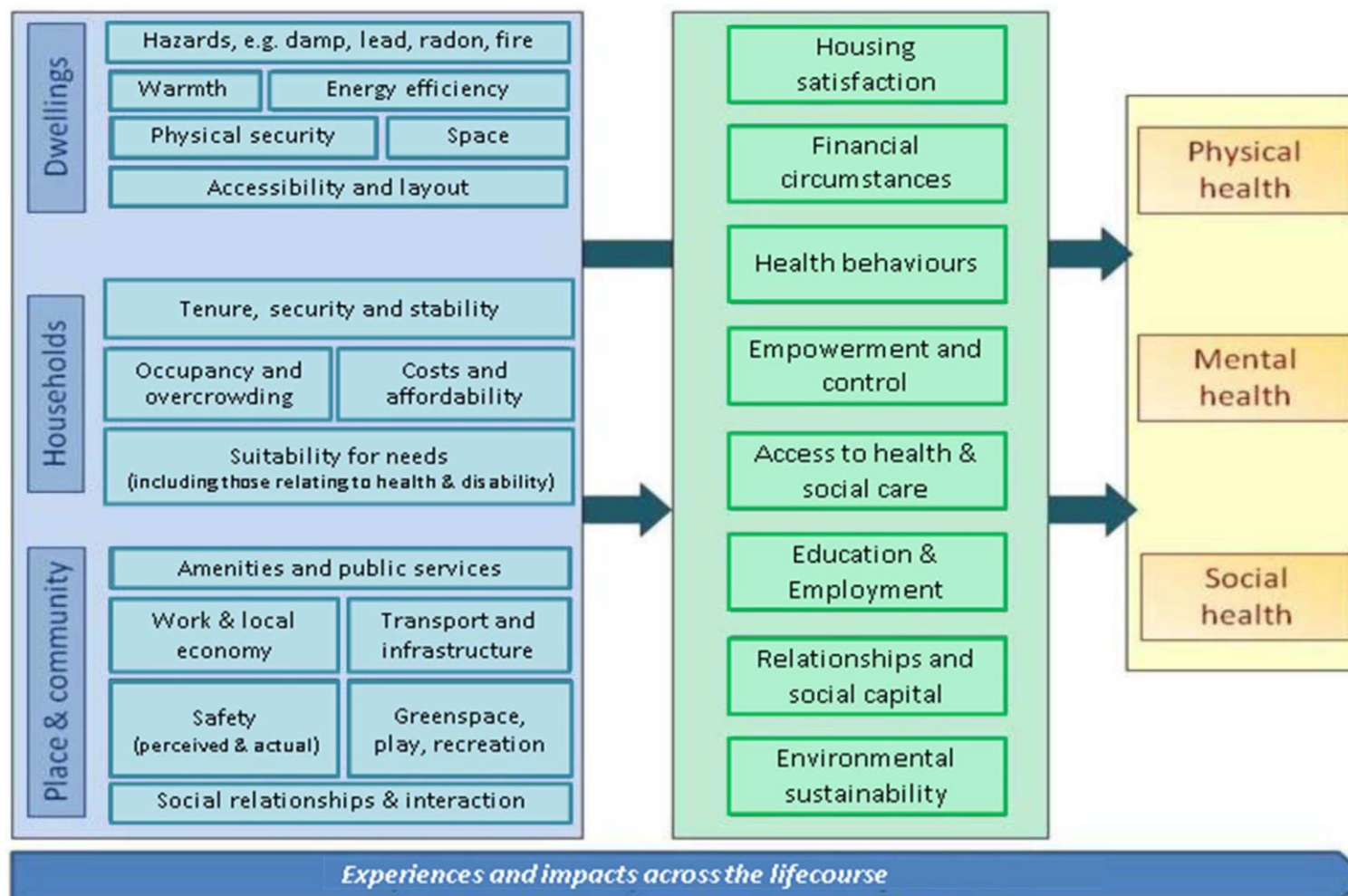
“People are enabled to live independently in their own homes”

Argyll and Bute Outcome Improvement Plan 2013-2023

“Argyll and Bute’s economic success is built on a growing population.”

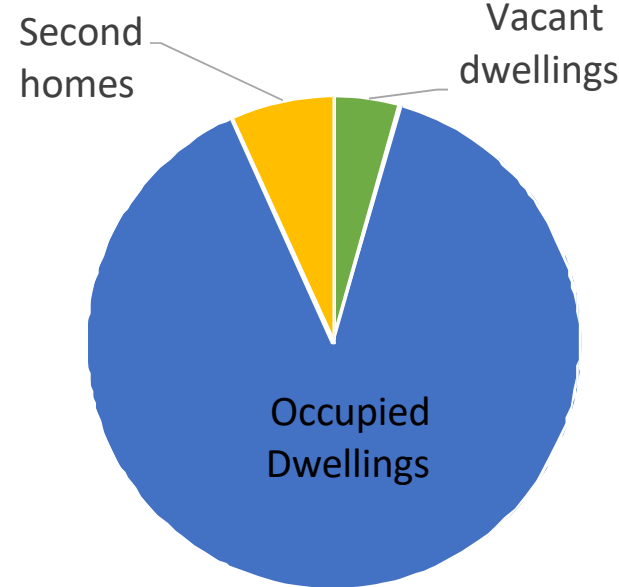


Links between Housing and Health and Wellbeing



Source: Scottish Public Health Network. Foundations for well-being: reconnecting public health and housing. A practical guide to Improving Health and Reducing Inequalities. (Tweed, McCann, & Arnot, 2017) <https://www.scotphn.net/projects/health-and-housing/introduction/>

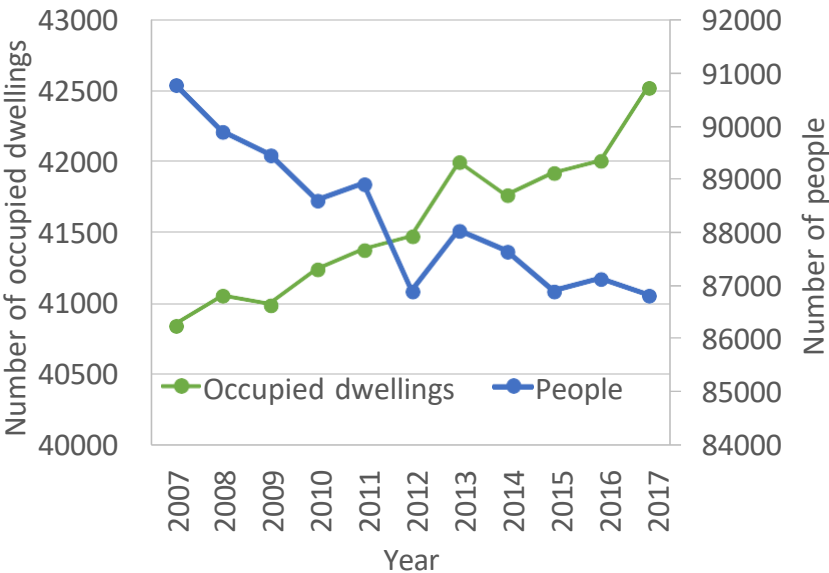
Housing and population size in Argyll and Bute



Data source: National Records of Scotland

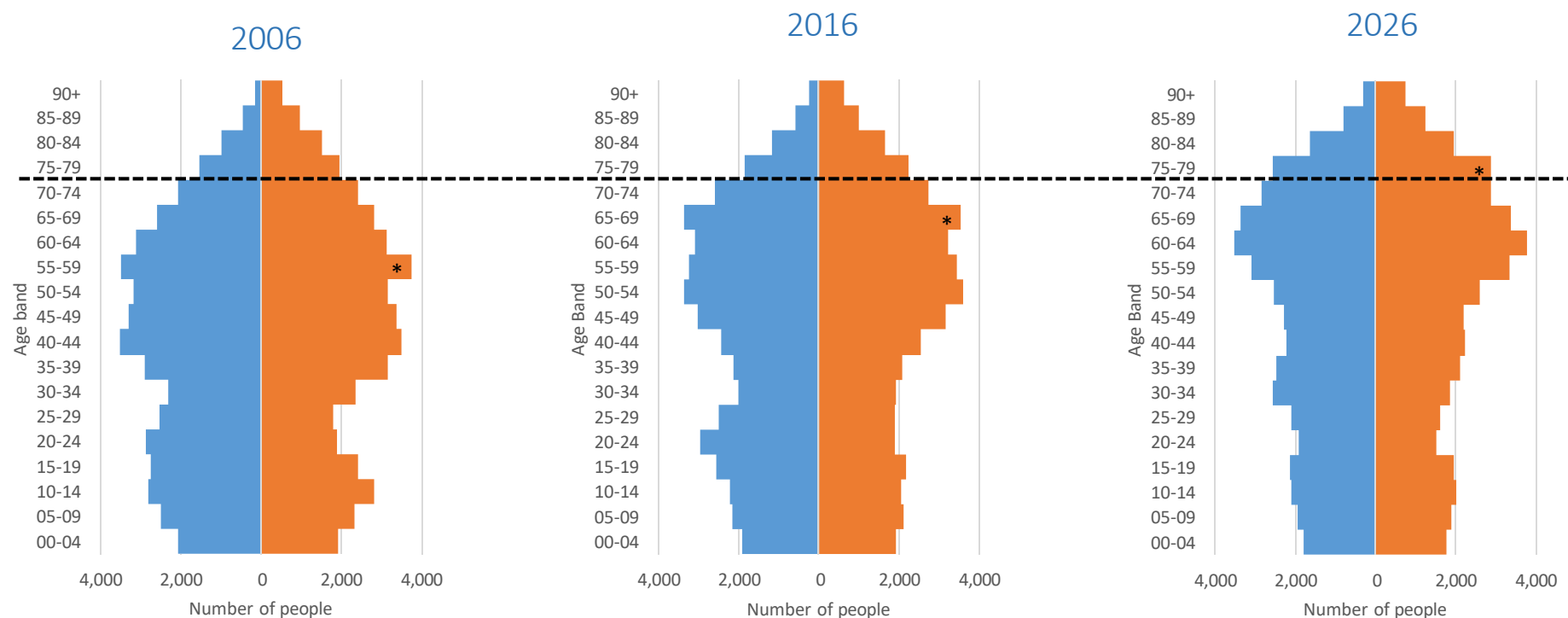
- ▶ 42,500 occupied dwellings in Total (2017)
- ▶ High proportion of second homes, particularly on the islands
- ▶ High proportion of vacant dwellings, particularly in Bute and Kintyre
- ▶ Rural and island areas
- ▶ Deprivation – identified in small areas within towns but also dispersed across rural areas.

- ▶ Overall population has decreased
- ▶ but the number of occupied dwellings has increased
- ▶ Trend towards smaller households
- ▶ Local variation – population increases in Oban, Lorn and islands



Data source: National Records of Scotland

Projected Demographic Change



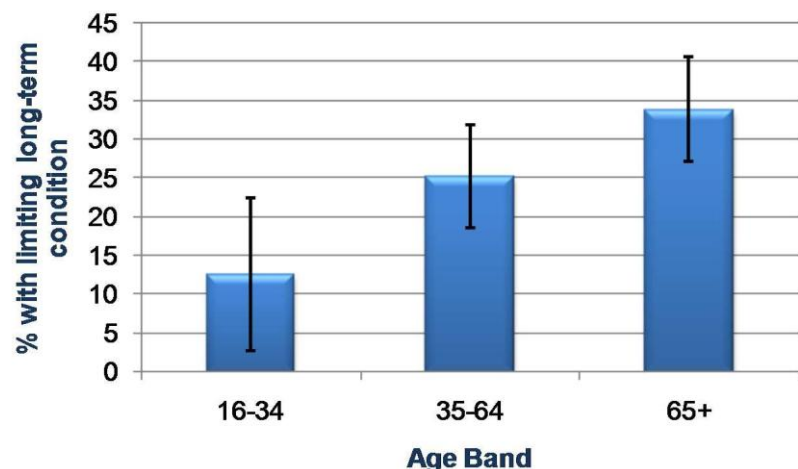
- ▶ Dotted line divides those under aged under 75 from those who are older
- ▶ * Females aged 55-59 in 2006, 65-69 in 2016 and 75-79 in 2026.
- ▶ Bulge in young adult males due to population stationed at Faslane

- ▶ Increase between 2006 and 2016 of:
 - ▶ 900 people aged 75-84 (15%)
 - From 5990 to 6890 people
 - ▶ 340 people aged 85+ (16%)
 - From 2100 to 2450 people

- ▶ Projected increase between 2016 and 2026 of:
 - ▶ 2120 people aged 75-84 (31%)
 - From 6890 to 9010 people
 - ▶ 690 people aged 85+ (28%)
 - From 2450 to 3130 people

Data Source: National Records of Scotland Mid-Year estimates and 2016-based population projections

Health conditions



Data source: Scottish Survey Core Questions 2015

- ▶ We are more likely to have limiting long-term conditions as we age
- ▶ In absolute terms there are more people under 65 living with long-term conditions than those over 65
- ▶ Long Term Conditions are increasing – in younger and older age groups
- ▶ Older people are more likely to be living with more than 1 condition
- ▶ Older people are more likely to have sensory loss, physical disability and dementia

- ▶ People living in the most deprived areas are more likely to have multiple long term conditions are younger aged than those in the least deprived areas

Groups with particular housing needs

- ▶ Learning Disabilities
- ▶ Autism
- ▶ Transition from childhood to adulthood
- ▶ Mental Illness – e.g. psychoses
- ▶ Physical Mobility
- ▶ Long term conditions e.g.
 - ▶ Arthritis
 - ▶ Heart/Cardiovascular disease
 - ▶ Diabetes
 - ▶ Epilepsy
 - ▶ Cerebrovascular disease
 - ▶ Multiple Sclerosis
- ▶ Frail elderly
- ▶ Dementia

Housing and Housing Services in Argyll and Bute

Argyll and Bute Council Housing Services

- ▶ Housing Planning and Strategy
- ▶ Housing Officers (inc. energy efficiency)
- ▶ Regulatory Services
 - ▶ (Trading Standards
 - ▶ and Welfare rights)
- ▶ Private Sector Housing Grant
- ▶ Housing Options Approach



Argyll & Bute Care and Repair

ADVICE & HELP FOR THE OLDER OR
DISABLED

- ▶ Third sector – organise adaptations
- ▶ Funded by HSCP and LA
- ▶ Referrals from Occupational Therapy

Registered Social Landlords

- ▶ Own, build and rent affordable and specialist housing

▶ Cairn

▶ Blackwood

▶ Trust

▶ Bield

▶ Link

▶ Key

Partners in Home Argyll:

▶ West Highland Housing Association

▶ Argyll Community Housing Association (ACHA)

▶ Dunbritton Housing Association Limited

▶ Fyne Homes Ltd

Health and Social Care Partnership



- ▶ Provides Health and Social Care
- ▶ Manages some Care Homes
- ▶ Provide support at Home
- ▶ Occupational Therapy refers to Care and Repair



- ▶ Local Registered Social Landlords
- ▶ Maintains common waiting list

Types of Specialist Housing

Accessible and Adapted Housing

- ▶ Amenity Housing – designed to include more space, handrails, etc. but no warden support.
- ▶ Ambulant Disabled housing
- ▶ Mainstream housing can also have adaptations
- ▶ New accommodation is built to Housing for Varying Needs standards

Wheelchair Accessible Housing

- ▶ Wheelchair accessible from ground floor
- ▶ Compliant with the highest Housing for Varying Needs Standards

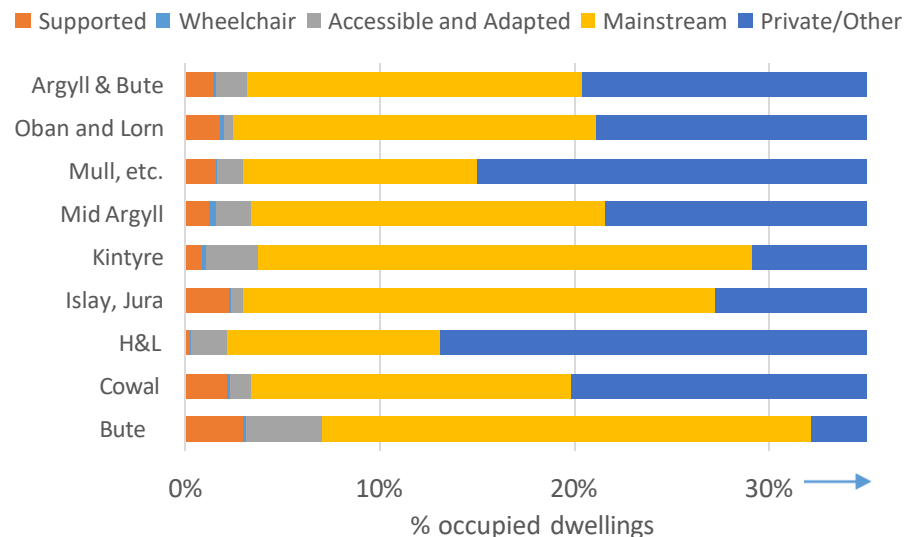
Supported Provision

- ▶ Shared housing – shared living and kitchen facilities
- ▶ Sheltered/very sheltered Housing – warden support and emergency call system
- ▶ Designed with adaptations e.g. handrails, non-slip floors and may be wheelchair accessible
- ▶ Care Homes – 24 hours support on site

Care/Support services for independent living

- ▶ Home Care and use of Technology

RSL Stock (exc. Care Homes)



- ▶ Stock at March 2017 shown as % of occupied dwellings (National Records of Scotland)
- ▶ Accessible and Adapted housing excludes general needs properties that may have been adapted.
- ▶ Low numbers of wheelchair accessible houses in every area
- ▶ Supported housing lowest in Helensburgh and Lomond – perhaps due to use of accommodation outside A&B
- ▶ Supported housing also low in Kintyre – doesn't include Lorne Campbell Court
- ▶ Gaps in smaller areas e.g. Colonsay, Southwest of Cowal, Ardfarn?
- ▶ Current target of 10% new RSL housing to be specialist provision

Waiting lists for specialist RSL accommodation

- ▶ Waiting lists are held for HomeArgyll and for Bield accommodation (Data are a snapshot in 2017).
- ▶ 234 (58%) people on the HomeArgyll waiting list had requested 'older people amenity' housing, more than 'Housing with support' (28%) or 'Older people sheltered' housing (49%).
- ▶ Note that people may select more than one housing option on the HomeArgyll waiting list and that the options chosen are self-selected and may not represent need for this type of housing. Data are therefore difficult to interpret.
- ▶ Although 116 people requested 'Wheelchair accessible', only 27 of these only selected this option, with only 12 of these reporting to be wheelchair users.
- ▶ Low numbers of fully wheelchair accessible stock and lets mean that although demand for fully wheelchair-accessible housing is small, it may be hard to meet.
- ▶ On the Bield waiting list 69% of people requested 'retirement' housing, probably reflecting the stock available
- ▶ Turnover is highest for Sheltered/very sheltered accommodation with the number of HomeArgyll lets in 2016/17 equal to 34% of the stock available

Wheelchair users in Argyll and Bute

- ▶ 1300 people have an NHS issued wheelchair in Argyll and Bute
- ▶ Over half of wheelchair users (55%) are aged 75+, 72% are aged 65+ and only 10% aged under 45
- ▶ ~ 350 wheelchairs are issued by the NHS each year
- ▶ Most common reasons for wheelchair use:
 - ▶ Cerebrovascular diseases
 - ▶ Arthritis
 - ▶ Lack of mobility (unspecified)
 - ▶ Dementia
 - ▶ Cerebral palsy and developmental disorders (in younger people)
- ▶ Rate of wheelchair use are likely to increase if the number of older people increases as projected.



Source: Rehabilitation Technology Information Service

Adaptations

Private sector

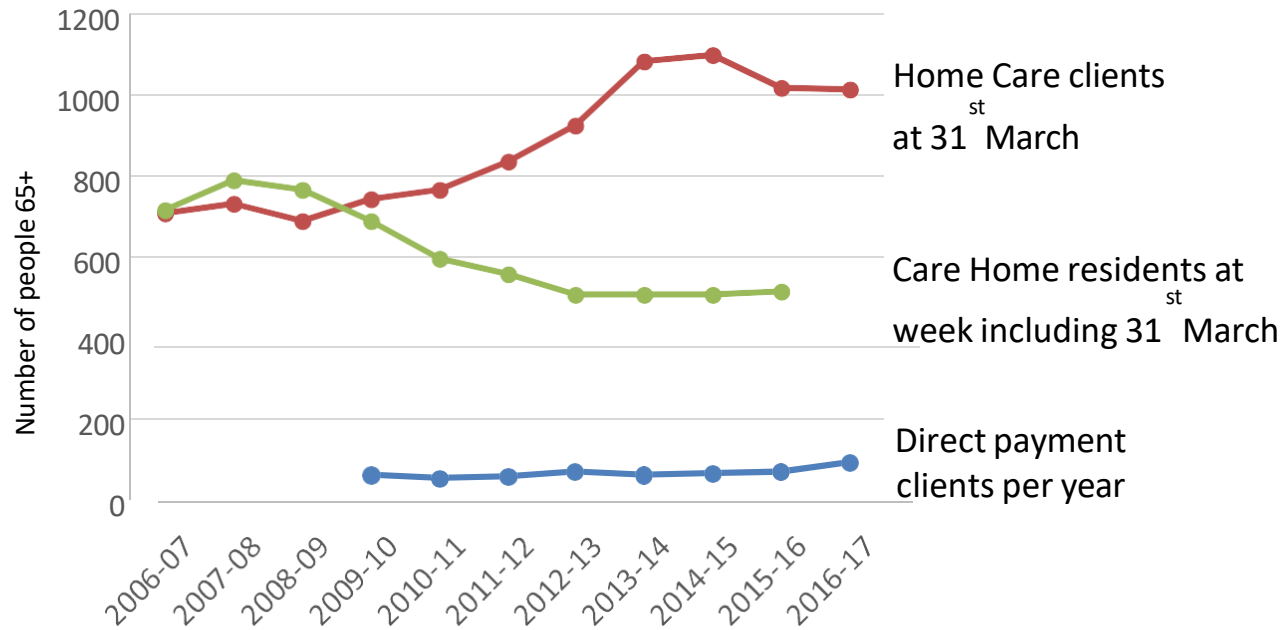
- ▶ Private Sector Housing Grant (PSHG)
- ▶ 150 private properties annually and
- ▶ £760k average annual investment (2014/15 and 2015/16).
Varies annually.
- ▶ Most common adaptations:
 - ▶ Bathroom, Access e.g. ramps, Stair lifts
- ▶ Care and Repair
 - ▶ Funded by ABC and HSCP
 - ▶ Carry out major adaptations
 - ▶ Also carry so minor repairs and telecare (increasing)

RSL sector

- ▶ £550k average annual investment from Scottish Government
for 'Stage 3' adaptations
- ▶ Average 260 properties adapted per year
- ▶ Budget spent or overspent by 3rd quarter and over 120 people
on waiting list
- ▶ 81% adaptations to households with "Disabled adults"
- ▶ 18% adaptations for older people (possibly reflecting age of
those in general RSL accommodation)

Care at home and residents in Care Homes

– people aged 65+



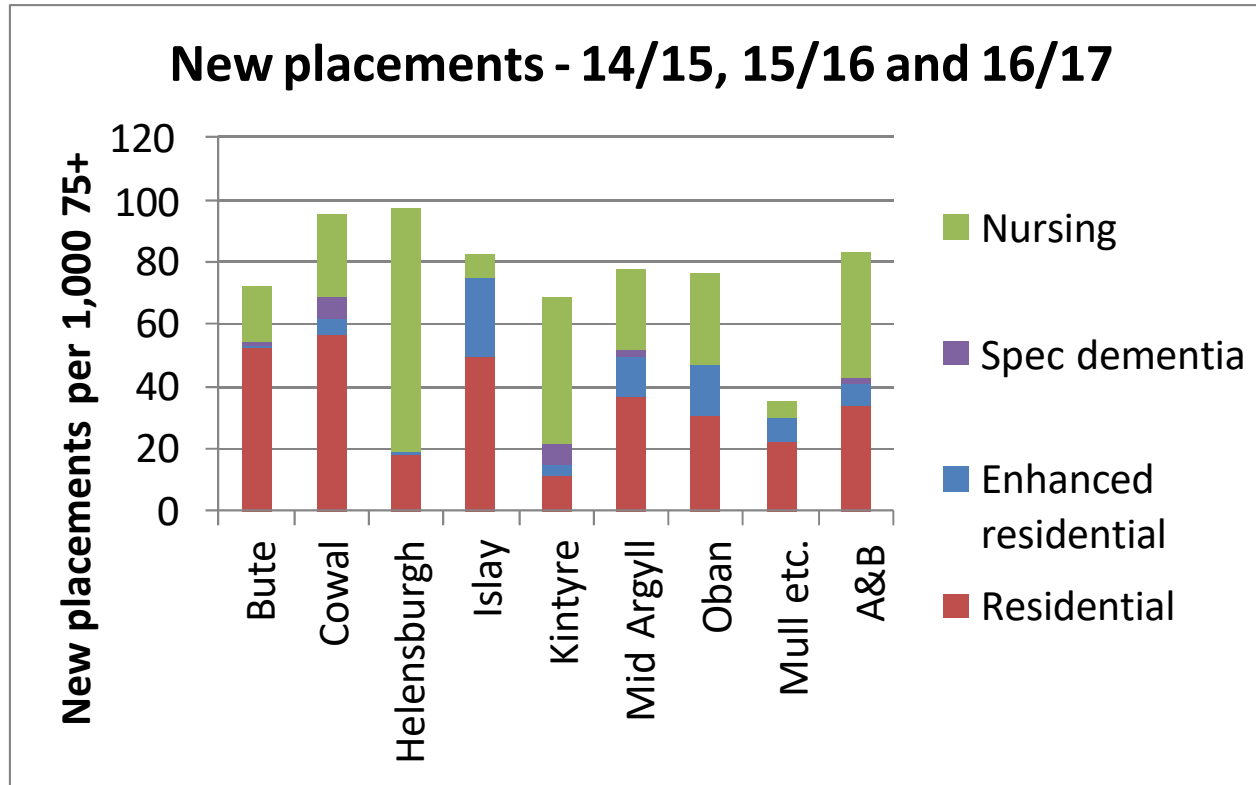
Data source: Scottish Government Statistics

Council-owned Care Homes

- ▶ Eadar Glinn (Oban)
- ▶ Ardfenaig (Ardrishaig)
- ▶ Gortanvogie (Islay)
- ▶ Tigh a Rhuda (Tiree)
- ▶ Struan Lodge (Cowal)
- ▶ Thompson Court (Bute)

- ▶ Reshaping Care for older people: 2009-10 to 2013-14
- ▶ Between 2011 and 2016, only 4% increase in those aged 85+
- ▶ How will a 28% increase in those 85+ impact on care provision between 2016 and 2026?

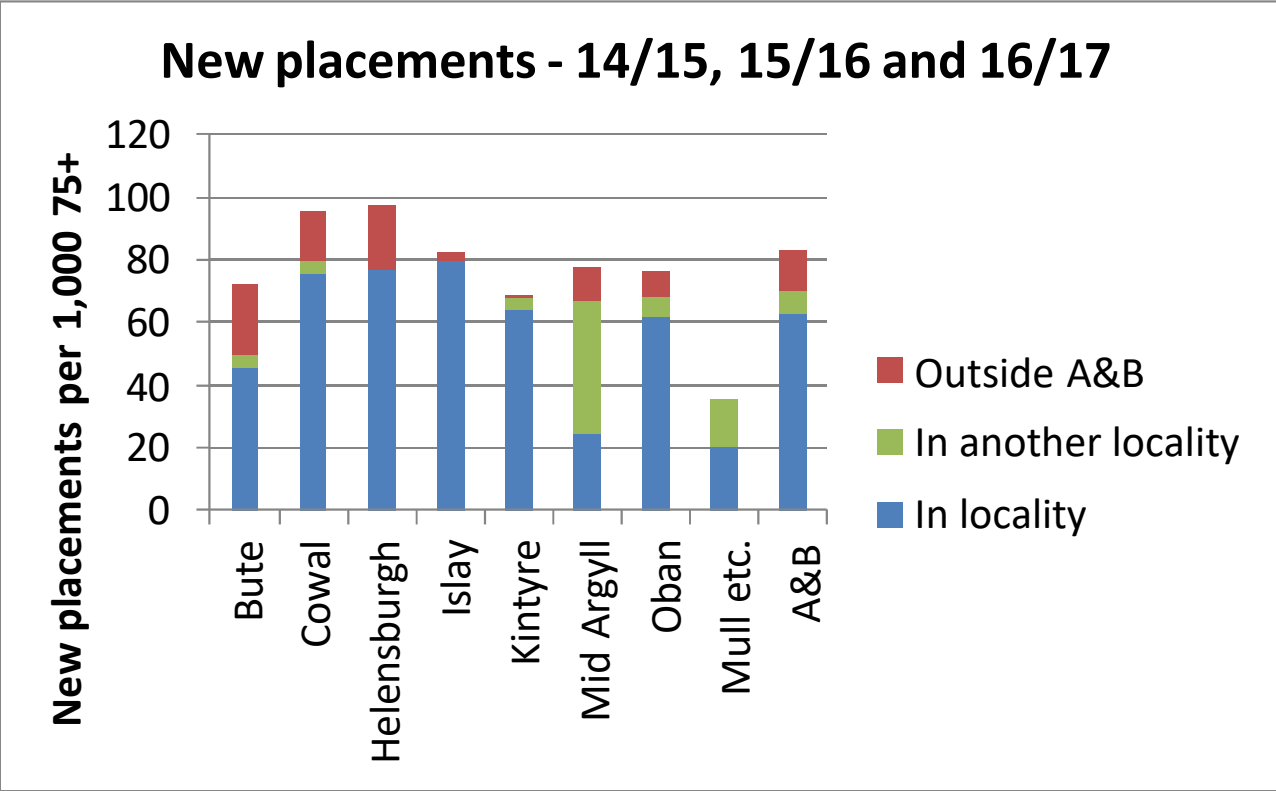
New Care Home Placements - by funding location and type of care



Data source: HSCP Performance and Improvement team.

- ▶ There were 773 new care home placements over the three years, an average of 258 per year.
- ▶ Average of 124 placements/year were to nursing care, and 105 placements/year to residential care
- ▶ Graph shows placements per 1,000 people age 75+, to allow comparison between areas
- ▶ Location refers to the location funding the placement (where the person originally resided) and not the location of the placement itself.
- ▶ Note:
 - ▶ Low rate of Care Home use on Mull, Iona, Coll and Tiree (possibly due to Progressive Care Accommodation)
 - ▶ High proportion of nursing care placements in Helensburgh and Lomond
 - ▶ High proportion of residential care placements on Bute and in Cowal

New Care Home Placements - by funding location and location of placement

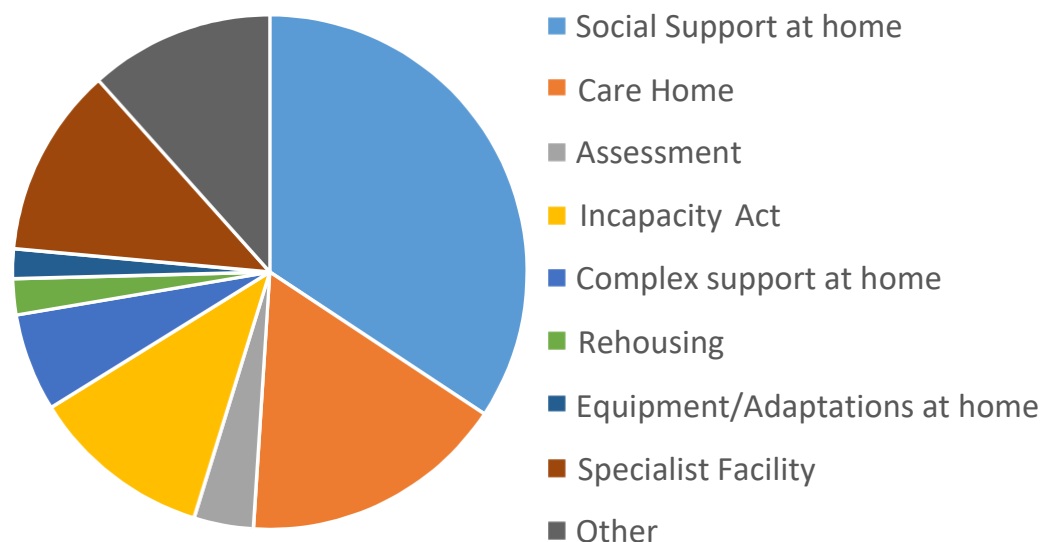


Data source: HSCP Performance and Improvement team.

- ▶ Graph shows placements per 1,000 people age 75+, to allow comparison between areas
- ▶ Location refers to the location funding the placement (where the person originally resided) and not the location of the placement itself.
- ▶ Average of 41 placements/year were outside A&B and 23 placements/year were in A&B but in another locality
- ▶ Note
 - ▶ High rate of placements 'In another Locality' funded from Mid Argyll
 - ▶ High proportion of placements 'Outside Argyll and Bute' funded from Bute.

Delayed Discharges from Hospital

Days Delayed (April 2016 – September 2017) by reason for the delay



- ▶ Highest proportion of days delayed due to Social Support at Home i.e. Home Care
- ▶ Rate of days delayed due to Care Homes similar across local areas
- ▶ Delays due to “Specialist Facility” varied by area with low numbers of delays overall
- ▶ Highest rates of Days Delayed were in Kintyre, Oban and Lorn, and Mid Argyll
- ▶ These areas also had high proportions of Delayed Discharges due to Social Care at Home

Actions

Action	Output	Responsible person(s)/ organisation(s)	Timescale
Key Aim	1. There is appropriate and sufficient housing available in each local area to meet the needs of people living there.		
1.1a	<i>Appoint Housing OT post</i> The housing Occupational Therapist will support cross-sector planning for the delivery of appropriate Specialist Provision, including wheelchair accessible housing as required in local areas.	Caroline Baisley/ ABC/HSCP	December 2018
1.1b	<i>Awareness raising seminar for housing sector on health topic(s)</i> The housing OT will coordinate at least one awareness-raising seminar for the housing sector by March 2019 (to include the implications of dementia for housing requirements).	Housing OT/ HSCP/Housing	March 2019
1.2	<i>Care Home bed Modelling to inform SHIP</i> Care Home bed modelling for local areas will be completed, incorporating 2016 local area population projections. The results will inform requirements for inclusion in SHIP (site, units, model of provision) and any other housing-related measures. The narrative for the drivers and potential impacts will be detailed by August 2018 and the modelling work will be completed later in the year and will inform proposals to feature in next SHIP and can be delivered by 2021.	Linda Currie/ HSCP/RSLs	August 2018
1.3	<i>Monitor HEEPSABS programme by household characteristics</i> Council Housing Services will implement a monitoring framework for Energy Efficiency measures by household characteristics (age etc). This will allow assessment of the impact of these measures specifically on those with health issues/equality groups. Reporting will be taken to the strategic housing forum.	ABC – Housing Services	Quarterly & annual

Action	Output	Responsible person(s)/ organisation(s)	Timescale
Key Aim 2. People are aware of the availability of different housing options to enable them to make appropriate choices and are supported to do this if necessary due to learning disability or physical and mental health conditions.			
2.1a	<i>Information & Advice audit</i> Argyll and Bute Council Housing will engage professional support (e.g. Glasgow Centre for Inclusive Living) to carry out audit of information & advice materials by April 2019;	ABC – Housing Services	April 2019
2.1b	<i>Update Information and Advice</i> Update provision/services for targeted client groups by March 2020.	ABC – Housing Services	March 2020
Key Aim 3. Health and Social Care, Housing Association and Argyll and Bute Council housing officers are able to work effectively together to promote early housing options appraisal and early intervention and adaptations as required.			
3.1a	<i>Mapping of engagement structures</i> Council Housing Services to produce a formal framework for cross-sector engagement including the strategic housing forum, RSLs, ABC Housing services and HSCP structures including Locality Planning groups. This will include named contacts including RSL contacts for each locality.	ABC – Housing Services	September 2018
3.1b	Review mapping annually.	ABC – Housing Services	September
3.2	<i>Housing reports to Locality Planning Groups</i> Council Housing Service to provide SHIP update & housing report to Locality Planning Groups on quarterly basis.	ABC – Housing Services	Quarterly

Action	Output	Responsible person(s)/ organisation(s)	Timescale
Key Aim 4. Waiting lists for, and allocation of, RSL properties (and in particular specialist provision) are managed as efficiently and effectively as possible to maximise availability of existing properties			
4.1	<i>Monitoring Framework for RSL adaptations</i> A framework for monitoring RSL adaptations will be established with quarterly progress and annual reports being produced for the Strategic Housing Forum each May. This will include a summary of Stage 3 funding allocations by landlord, actual spend, over (or under) spend at year end, and estimate of outstanding works/backlog.	ABC/RSLs	Quarterly reports
4.2.	<i>Seminars on RSL processes for HSCP</i> A programme of awareness seminars will be implemented for HSCP, covering waiting list, allocation and other relevant RSL policies and procedures. These could follow strategic housing forum meetings or could rotate around local areas.	HOMEArgyll	Quarterly
4.3.	<i>Working group for Housing Risk Assessment established</i> The working group will review the assessment of housing risk for people in contact with health and social care services (with community teams, GPs and Health Visitors). This may include a review of universal assessments to ensure housing risk is included and look at how those providing assessments could signpost people to relevant housing services.	Caroline Baisley/Bill Halliday HSCP/ABC Housing Services	May 2019

Action	Output	Responsible person(s)/ organisation(s)	Timescale
Key Aim 5. Planning for services is based on robust data and information			
5.1	<i>Improve comprehensiveness and consistency of OT caseload data</i> Review protocols for data capture to enable reporting of OT caseload data that includes a breakdown by type of service provision, household type and long-term conditions, by local area.	OTs	April 2019
5.2	<i>Continue to work in collaboration to develop strategic documents</i> Argyll and Bute Council Housing and Argyll and Bute HSCP Public Health will continue to work in collaboration to further understand housing needs, particularly recognising a current gap for those with Mental Illness, people with autism and for those who experience homelessness. The Housing contribution statement, HSCP Joint Strategic Needs Assessment and the Housing Needs and Demands Assessment are all examples where collaborative working will be beneficial.	Allan Brandie/Sarah Griffin	Report back to Strategic Housing Forum: May 2019