

1. Introduction

- 1.1 Housing has a critical role in terms of improving health and social care outcomes for people in Renfrewshire. The right home; one that is accessible, warm, safe, secure and affordable, in the right place, with the right support, is key to helping people live longer healthy lives in their own community. This importance is recognised in the Strategic Plan (SP) with the provision of appropriate housing and housing related support identified as a cross cutting theme affecting all care groups.
- 1.2 The Housing Contribution Statement, forming a discrete part of the Strategic Plan, is a statutory requirement¹. Its role is as the “bridge” between strategic housing planning and that of health and social care. It identifies the contribution of the housing sector in meeting the intended outcomes of the Strategic Plan.
- 1.3 Renfrewshire’s Local Housing Strategy (LHS) is the key statutory strategic housing plan for the area. The current LHS covers the period 2016-2021. It sets out a five-year vision for housing and related services across all tenures in Renfrewshire and provides the direction for housing investment over that period. It sets a target to deliver around 1,000 new affordable homes over the five-year period 2016-21. The Strategic Housing Investment Plan (SHIP) accompanies the LHS and identifies how Scottish Government grant funding through the Affordable Housing Supply Programme will be targeted in Renfrewshire to meet the objectives of the LHS and the affordable housing supply target.
- 1.4 The Housing Contribution statement therefore primarily focuses on the Local Housing Strategy and its actions that will positively contribute to achieving shared outcomes and priorities of improving the health and well-being of our communities and providing for more people to be cared for and supported at home or in a homely setting.

2. Housing’s Contribution to Health and Well Being

- 2.1 The Housing sector has a long established history of undertaking activities that help to improve health and wellbeing through the provision of housing and estate management services, housing support, and building new affordable housing.

¹ Housing Advice Note, “Statutory guidance to Integration Authorities, Health Boards and Local authorities on their responsibilities to involve housing services in the Integration of Health and Social Care, to support the achievement of the National Health and Wellbeing Outcomes”, Scottish Government 2015

2.2 Social Housing providers in Renfrewshire (the Council, 5 local and 10 national Registered Social landlords) own and manage around 20,000 affordable homes in Renfrewshire; just over one fifth of all homes.

2.3 In addition, Renfrewshire Council has other roles in relation to the private housing sector including providing grants to owners for adaptations, community safety and helping to enforce standards in the private rented sector.

Housing’s contribution to health and well-being can be summarised:

Providing Specialist Accommodation to support independent living	<ul style="list-style-type: none"> • Sheltered, very sheltered, extra care and amenity housing for older people • Supported accommodation for young people leaving care, learning disabilities, fully wheelchair adapted homes
Identifying housing need & developing new affordable housing	<ul style="list-style-type: none"> • 1000 new affordable homes to be completed 2016-2021 • Future plans include new homes to meet particular needs • Progressing housing regeneration projects
Preventing homelessness and providing housing support	<ul style="list-style-type: none"> • Range of services and initiatives to prevent homelessness and increase tenancy sustainment • Providing and commissioning housing support services
Improving house conditions & reducing fuel poverty	<ul style="list-style-type: none"> • Maintaining and investing in existing affordable housing • Co-ordination of mixed tenure programmes to improve energy efficiency and reduce fuel poverty • Energy advice and income maximisation services
Providing Housing Options Information & Advice	<ul style="list-style-type: none"> • Promoting Housing Options • Housing & Health Information Hub (Community Connectors) • Specialist Particular Needs Officer and links with hospital discharge team
Helping to keep people safe in their homes	<ul style="list-style-type: none"> • Adaptations to homes • Care & Repair: Small repairs services, joint working with Police and Fire Services
Tackling social isolation	<ul style="list-style-type: none"> • RC Health and Well Being Co-ordinator • Social Prescribing and Community Connector Initiative • Supporting local Tenant and Residents Groups • Local community based and partnership working with third sector initiatives

3. Governance Arrangements – Partnership Working and the Housing Sector

3.1 The Integrated Joint Board (IJB) is responsible for the strategic planning of the functions delegated to it and for ensuring the delivery of its functions through the locally agreed operational arrangements. In Renfrewshire the housing functions delegated to the Board are aids and adaptations and the Council delegates a budget to the IJB for this function.

3.2 The Integrated Joint Board has a legal obligation to consult with the Strategic Planning Group (SPG) throughout the development of strategic plans. The main role of the SPG is to give its views during the development, implementation and review of the strategic plans.

- 3.3 A representative from Renfrewshire Council’s Communities, Housing and Planning Services and representation from the RSL sector attend the SPG. They provide a link between the SPG and Renfrewshire’s Local Housing Strategy and articulate the views of the housing sector and the role it plays in achieving the national health and wellbeing outcomes.
- 3.4 Since integration was established, partnership working between the Council and the Health and Social Care partnership has matured and further strengthened. To agree strategic direction at the interface between housing and health policy issues, a joint “Communities, Housing and Planning and Health and Social Care Partnership Liaison Group” (CHP/HSCP Strategic Liaison Group) has been established. The group is accountable to the Senior Management Team of the HSCP and the Communities, Housing and Planning Services Directorate of the Council.
- 3.5 Cross cutting operational issues are discussed at a joint Housing and Planning and Health and Social Care Partnership Operations Group” (CHP/HSCP Operations Group).
- 3.6 The statutory duty to prepare a Local Housing Strategy rests with Renfrewshire Council. However, it is very much a partnership document developed jointly with housing providers and relevant partners and consulted on widely. It is recognised that the third sector has a key role to play in the provision of services which enhance the quality of life for older and vulnerable people.
- 3.7 The LHS action plan sets out lead partner/agency responsible for progressing each action along with timescales. Progress is reported annually to Renfrewshire Council’s Communities, Housing and Planning Policy Board and published on the Council’s website.
- 3.8 The Housing Providers Forum, hosted by Renfrewshire Council and to which all 15 Registered Social Landlords operating in Renfrewshire are invited, oversees the implementation of the Local Housing Strategy. The Forum also acts as an arena for housing organisations to discuss policy and practice issues, share best practice, identify opportunities for working together and the future direction of services. Various discussions have been held between this group and health and social care partners.
- 3.9 The Renfrewshire Homelessness Partnership meets quarterly and allows Council services and a broad range of partners including representatives from health and social care services, to review annual performance figures for homelessness and homeless prevention, as well as consider various new initiatives which have a positive impact on those who are homeless.

4. Key Issues and Housing Related Challenges

The key housing issues and related challenges which relate to health and social care are:

Meeting the housing needs of a growing older population.

- 4.1 Renfrewshire’s population is ageing. In 2017 there were an estimated 33,000 people aged 65 and over living in Renfrewshire.² The biggest population change is the rising number of older people. The number of people aged 64 to 74 is projected to increase by 16% over the period 2016-2026 and those in the age group 75 and over is projected to rise by 23%.³ While people are living longer they may not remain in good health, with average male life expectancy ranging from 65 years in Ferguslie to 81 years in Bishopton.
- 4.2 Most older people will continue to live in the existing general needs housing stock as opposed to specialist housing. In Renfrewshire over 78% of people of pensionable age own their own home. Therefore, making best use of the current stock becomes very important in ensuring future needs are to be met appropriately.
- 4.3 There will be continued and increasing demand for current services that help older people stay in their own homes independently, such as the provision of aids and adaptations; Telecare services - including community alarm; services that assist older home owners to repair, maintain and invest in their homes so that they are safe and warm, and services and initiatives - including digital participation - to reduce social isolation and keep older people involved in and connected to their local community.
- 4.4 Continuing to ensure that older people get the right housing information and advice is important to help older people plan in advance where and in what kind of housing they might want to live in the future. This can help avoid a crisis situation in later years. Social housing providers’ allocations policies help to ensure affordable homes are allocated in a way that best meets needs.
- 4.5 Renfrewshire Council and RSLs own and manage 669 sheltered/retirement housing units, 94 very sheltered units and 96 units of extra care housing across 4 extra care housing developments (including 10 specialist dementia units) in Renfrewshire.
- 4.6 Increasing the supply of homes suitable for older people forms an element of the affordable housing investment programme. The Strategic Housing Investment Plan 2019/20-2023/24 sets out plans for an additional extra care development for the Paisley area and reprovisioning of existing sheltered housing in Erskine. More generally all new build affordable housing has to meet “Housing for Varying Needs” standard which ensures new homes have relatively generous space standards and are easier to adapt in the future. Consideration will be given to ensuring that there is a greater supply of wheelchair accessible housing in the future and how any new specialist housing for older people can be “dementia proof”.
- 4.7 The future resource available from the Scottish Government for new affordable housebuilding is unclear post 2021. The Government is seeking views on this, following the recent issue of its discussion paper, “Housing Beyond 2021”. The likely position is that the current resources allocated to local authorities for affordable housing

² National Records of Scotland, Local Authority Area Profile, last updated Sept. 2108

³ National Records of Scotland, Local Authority Area Profile, 2016 population projection

development is unsustainable in the longer term and the expectation will be that innovative funding solutions are found and more use is made of existing stock.

- 4.8 Additional suitable social rented supply has been achieved through the conversion of existing stock. The Council has already converted five multi-storey blocks in its ownership to amenity housing which are let to older people or those with a mobility need. Linstone Housing Association operates a similar initiative in one of their multi-storey blocks.
- 4.9 The main housing issues around the older person client group can therefore be summarised:
- Increasing number of older people requiring a range of appropriate and affordable housing to meet their needs;
 - Increasing number of older people requiring specialist support and accommodation, including that suitable for people with dementia;
 - Increasing requirement for lower level preventative services, including aids and adaptations to support people to stay in their own home and the additional funding and services required to support this and
 - More older home owners who may no longer be able to afford the upkeep and maintenance of their home

Ensuring the provision of housing that meets the needs of people with a physical disability

- 4.10 Within Renfrewshire, we recognise that around 7.2%⁴ of the population have a physical disability, with older people more likely to have a disability.
- 4.11 Many disabled people live in general needs housing, with the provision of adaptations in their homes. This is further supported by Care and Repair Renfrewshire, currently managed by Bridgewater Housing Association, who help disabled owners to repair and maintain their home. Technological assistance can be provided by Community Alarm and Telecare Services that provide extra support for people to live in their own homes.
- 4.12 The Renfrewshire Strategic Housing Investment Plan (SHIP) 2019/20 to 2023/24, sets out how investment in social housing will be targeted to meet the objectives of the Local Housing Strategy and meet the Affordable Housing Target of 1,000 new homes by 2021. A key investment priority is to expand the supply of housing for people with particular needs. This priority includes the provision of amenity housing and wheelchair accessible housing.
- 4.13 New affordable housing is built to Housing for Varying Needs Standards to meet residents' long-term housing needs, with wheelchair accessible housing being built on many new affordable housing developments, by both Renfrewshire Council and Housing Association partners.

Ensuring the provision of housing that meets the needs of people with a learning disability

- 4.14 Over 500 adults in Renfrewshire known to have a learning disability and 38% of this group are aged between 35 and 55 years.⁵ Many people with a learning disability remain in their

⁴ Renfrewshire Health and Social Care Partnership Strategic Plan 2019-2022

own home and are looked after by carers and parents who are themselves ageing.

- 4.15 Renfrewshire's Local Housing Strategy contains an action to identify the needs of those living with aged carers to develop planned pathways for independent living arrangements. The Council and partners will continue to work towards establishing the potential availability of revenue funding, to develop supported housing for this client group through the possible reconfiguration of existing HSCP resources.
- 4.16 Housing, Homelessness and Housing Support staff have access to autism training and resources to help inform practice and develop knowledge and understanding of supporting autistic people living within Renfrewshire.

The need for a holistic approach to the provision of appropriate services and accommodation for the increasing proportion of homeless clients with complex needs

- 4.17 In 2017/18 just under 2,000 people approached the Council's Homelessness Services for assistance, with 860 homeless applications made. This is an average of just over 70 homeless applicants per month. Of the homeless applications made, 692 were assessed as "homeless or threatened with homelessness" i.e. the Council had a statutory duty to house.
- 4.18 While overall there is a longer term trend of decreasing homeless applications, there is an increasing challenge of assisting an increasing proportion of applicants with multiple and complex needs which are often related to alcohol and substance misuse. There is a disproportionate level of homelessness for males in Renfrewshire at 54%,⁶ compared to the national figure of 46%⁷. There are relatively high levels of repeat homelessness, with 7.4%⁸ of homeless applicants in Renfrewshire reassessed as homeless within a year (national figure 6.4%).⁹
- 4.19 Significant health inequalities exist between people experiencing homelessness compared to the general population. Research has shown that homeless people experience poorer physical and mental health with higher rates of hospital admissions, compared to the general population. The most common health needs of homeless people relate to mental ill-health, alcohol abuse and illicit drug use and dual diagnosis is frequent. Many of the health conditions that homeless people develop in their 40s and 50s are more commonly seen in people decades older. The average age of death for a homeless male person is considerably lower than the general population.¹⁰ Poor health is both a cause and a consequence of homelessness.
- 4.20 There is also a complex relationship between homelessness and offending, with an increase in the risk of homelessness for those who have spent time in prison and a lack

⁵ Renfrewshire Health and Social Care Partnership Strategic Plan 2019-2022

⁶ Scottish Government: Annual Report for Renfrewshire 2017/18

⁷ Homelessness in Scotland: Annual Publication 2017/18 National and Local Authority Analyses

⁸ Scottish Government: Annual Report for Renfrewshire 2017/18

⁹ Homelessness in Scotland: Annual Publication 2017/18 National and Local Authority Analyses

¹⁰ "Restoring the Public Health response to Homelessness in Scotland" Hamlet and Hetherington, 2015

of stable accommodation, increasing the risk of (re)offending. Historically, Renfrewshire has one of the highest rates in Scotland of homelessness being caused by leaving institutions prison/hospital care or other institutions (the highest proportion in this group are people who have left prison). In 2017/18, 9.9% of applicants applying as homeless came from people leaving prison, compared to the Scottish average of 5.3%.

- 4.21 While there are a range of successful prevention and support services in place to support people who are either homeless or threatened with homelessness, there is still however a requirement for strengthened commitment and a holistic approach by all partners to provide sustainable solutions for all homeless people and to further develop existing links between health, support services and homeless services.

Rapid Rehousing Plans

- 4.22 Following the recommendations of the national Homelessness and Rough Sleeping Action Group established in October 2017, the Scottish Government require that all local authorities consult on and produce a 5 year Rapid Rehousing Transition Plan. These plans have to detail how local authorities will move to a situation where those who are homeless:

- Are provided with accommodation more quickly;
- Spend less time in temporary accommodation and
- Have greater access to an upscaled use of the Housing first Model and/or other support.

- 4.23 It is expected that the Scottish Government will allocate resources to local authorities to support and assist them to implement their RRTP once they have been submitted and fully evaluated.

- 4.24 The Health and Social Care Partnership and other key partners, such as local and national RSLs have been consulted on the key priorities for this plan. This final plan will be finalised by March 2019. The implementation of this plan over the following five years should present an opportunity to address some of the challenges identified above and provide greater opportunities for partnership working.

5.0 Shared outcomes and service priorities

- 5.1 The Strategic Plan sets out three strategic priorities, the principles of which will direct the work in Renfrewshire Health and Social Care Partnership:

Improving Health and Well Being
The Right Service, at the Right Time, in the Right Place
Working in Partnership to Treat the Person as well as the Condition

5.2 Local Housing Strategy 2016-2021

The LHS 2016-2021 sets out 7 key outcomes which the Council and partners seek to achieve in relation to housing and housing related services over the five year period:

Outcome 1	<i>The supply of housing is increased</i>
Outcome 2	<i>Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres</i>
Outcome 3	<i>People live in high quality, well managed homes</i>
Outcome 4	<i>Homes are energy efficient and fuel poverty is minimised</i>
Outcome 5	<i>Homelessness is prevented whenever possible and advice and support is provided to vulnerable households</i>
Outcome 6	<i>People are able to live independently for as long as possible in their own home</i>
Outcome 7	<i>Affordable housing is accessible to people who need it</i>

The following table details the link between Strategic Plan priorities and the actions to be undertaken by housing through the Local Housing Strategy.

Links between Strategic Plan and LHS		
Strategic Plan themes and high level priorities	Relevant LHS outcomes	Relevant LHS Actions
<p>Improving Health and Well Being</p> <p>Contribution Housing can make:</p> <ul style="list-style-type: none"> • Helping to keep people safe in their homes • Preventing homelessness and providing housing support • Improving house conditions and fuel poverty 	<p>Outcome 3 <i>People live in high quality, well managed homes</i></p> <p>Outcome 5 <i>Homelessness is prevented and vulnerable people get the advice and support they need</i></p> <p>Outcome 6 <i>People are supported to live independently for as long as possible in their own homes and communities</i></p> <p>Outcome 4 <i>Homes are energy efficient and fuel poverty is minimised</i></p>	<p>Facilitate adaptations for residents to allow them to remain in their current home for longer.</p> <p>Develop and improve referral process with the HSCP to improve access to health and Social Care services for homeless people.</p> <p>Work in partnership with the HSCP to develop Joint Commissioning Plans for Mental Health Services, Learning Disability Services, Physical Disability, Sensory Impairment /Long Term Conditions and to identify housing related needs; and Continue to work with partners to ensure the housing support needs of people with complex needs are appropriately met.</p> <p>Ensure strategies are in place for social rented housing to meet the requirements of the Energy Efficiency Standard for Social Housing (ESSH) by 2020.</p> <p>Continue to support energy efficiency improvements in the private sector by promoting access to energy savings advice and external funding.</p> <p>Continue to maximise Home Energy Efficiency Programmes (HEEPS) funding from the Scottish Government to benefit private owners and enable participation in energy efficiency programmes.</p>

	<p>Outcome 2 <i>Through targeted investment and regeneration activity, Renfrewshire has attractive and sustainable neighbourhoods and well-functioning town centres</i></p>	<p>In partnership with local communities develop and implement local regeneration strategies for: Johnstone Castle; Paisley West End; Ferguslie Park.</p> <p>Review low demand social rented housing, undertake option appraisals and develop area based strategies.</p>
<p>The Right Service, at the Right Time in the Right Place:</p> <p>Contribution Housing can make:</p> <ul style="list-style-type: none"> • Identifying housing need and developing new affordable housing • Providing Specialist accommodation to support independent living • Preventing homelessness and providing housing support • Helping to keep people safe in their homes • Providing Housing Options Information and Advice 	<p>Outcome 1 <i>The supply of housing is increased</i></p> <p>Outcome 6 <i>People are supported to live independently for as long as possible in their own homes and communities.</i></p> <p>Outcome 5 <i>Homelessness is prevented whenever possible and advice and support is provided to vulnerable households.</i></p>	<p>Explore how to provide a mix of different tenure options to meet affordable housing need.</p> <p>Develop a Renfrewshire Standard for affordable housing in Renfrewshire that takes into account design, space standards and particular needs.</p> <p>Progress the development of a new complex in the Paisley area, comprising of extra care and amenity units in partnership with a local Housing Association and Renfrewshire Health and Social Care Partnership.</p> <p>Work with Bridgewater Housing Association to develop proposals to reconfigure dispersed sheltered housing in Erskine.</p> <p>Evaluate the low cost home ownership amenity development for older people in Paisley, to determine feasibility of extending model.</p> <p>Identify the needs of those living with aged carers to develop planned pathways for independent living arrangements.</p> <p>Review the existing temporary accommodation model.</p>

	<p>Outcome 7 <i>People can access affordable housing that meets their needs at the right time</i></p>	<p>Work with partners to build on existing and identify new homelessness prevention activities.</p> <p>Support the rollout of “Foundations First” and the expansion of the “Housing First” model to support vulnerable households.</p> <p>Minimise the proportion of people presenting as homeless giving reasons as “leaving prison/hospital/other institution”.</p> <p>Develop and improve referral processes and pathways with the HSCP to improve access to Health and Social Care services for homeless people (in particular for homeless people with alcohol and substance misuse related health issues and associated mental health conditions)</p> <p>Continue to provide Housing Options Advice and promote better knowledge of existing services and housing options.</p> <p>Develop and implement a single housing allocation policy for Renfrewshire Council and local housing associations.</p>
<p>Working in partnership to treat the person as well as the condition</p> <ul style="list-style-type: none"> • Tackling social isolation • Providing Housing Options Information and Advice • Preventing homelessness and providing housing 	<p>Outcome 7 <i>People can access affordable housing that meets their needs at the right time</i></p> <p>Outcome 3 <i>People are supported to live independently for as long as possible in their own homes and communities</i></p> <p>Outcome 5 <i>Homelessness is prevented and vulnerable people get the advice and</i></p>	<p>Implement the pilot Housing and Health Information Hub and continue to be partners in the Community Connectors project.</p> <p>Shape service provision at high and low rise multis to meet the needs of older people at Neilston Road, Paisley.</p> <p>Develop and improve targets and referral processes with the HSCP to improve access to Health and Care Services for homeless</p>

support	<i>support they need</i>	people and vulnerable households.
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6. Housing Resources

As well as delegated resources for aids and adaptations noted earlier, a whole range of different housing and related services funding streams provide a resource to deliver projects and services that help support health and social care integration outcomes.

These include:

- Affordable Housing Supply Programme – Scottish Government funding subsidy for local authority and RSL new affordable housing; (Local Authority and RSLs also contribute funding from their own resources for new affordable housing)
- Care and Repair funding;
- Scottish Government funding and RSLs own resources for adaptations in RSL properties;
- Commissioned housing support;
- Sheltered housing support services;
- Scottish Government and Energy Supplier funding for home insulation and energy efficiency schemes; and
- Tenancy sustainment initiatives, including those funded by Shelter Scotland and housing associations.