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| REPORT TO: | HOUSING AND COMMUNITY SERVICES COMMITTEE | AGENDA ITEM: 9 |
| DATE OF MEETING: | 7th JUNE 2018 | CATEGORY: DELEGATED |
| REPORT FROM: | ALLISON THOMAS - STRATEGIC DIRECTOR (SERVICE DELIVERY) | OPEN |
| MEMBERS' CONTACT POINT: | EILEEN JACKSON, 01283 595763 Eileen.Jackson@south-derbys.gov.uk | DOC: |
| SUBJECT: | BETTER CARE FUNDING ALLOCATION 2018-19 | REF: |
| WARD(S) AFFECTED: | ALL | TERMS OF REFERENCE: HCS05 |

1.0 Recommendations

- 1.1 That Members approve the proposed schemes and associated financial commitment from the Better Care Fund (BCF) required to establish and deliver the projects and mandatory grant delivery during 2018/19.
- 1.2 That this report is also referred to a meeting of the Finance and Management Committee for consideration and approval.
- 1.3 That Members consider the new schemes wider impact on other Council Services.
- 1.4 That Members approve the additional hours and associated staffing costs for an initial period of 12 months within the housing solutions team to deliver the Hospital to Home scheme

2.0 Purpose of report

- 2.1 This report sets out proposals to spend the current years BCF allocation in addition to the under-spend brought forward from 2016/17. Annually, the Council receives an allocation of funding from the County Council to deliver mandatory Disabled Facilities Grants (DFGs). The sum now incorporates what was previously known as Social Care Grant. A Board, comprising the County Council and other key stakeholder oversees the delivery of this grant and requires each local authority to produce a quarterly Assurance Plan to ensure they are satisfying the funding requirements.
- 2.2 South Derbyshire District Council's Assurance Plan was submitted to the BCF Board for ratification on 21st May 2018. Following approval of the plan at this meeting, the Council is now in a position to establish six new schemes set out within this report, continue its funding of the additional temporary Technical Officer (EH73) in the DFG team and contribute to the countywide stock modelling study that will inform future investment. Approval of the above recommendations by this Committee will enable the funds to be utilised as set out in Assurance Plan.

3.0 Executive Summary

- 3.1 At the meeting of the Housing and Community Services Committee on 5th October 2017, it was agreed to review the use of the BCF allocation and the existing DFG policy and bring proposed revisions and amendments back for Member consideration and approval. The BCF allocation has been underspent for the last two years during which time the Council has been utilising the fund for the delivery of mandatory DFGs. Proposals contained within this report would enable the Council to work in partnership with Adult Social Care, NHS England and the County Council to make a significant impact on the health outcomes of residents across the District. Housing has an important role to play in tackling health inequality.
- 3.2 This report sets out how the BCF allocation can be spent to improve residents' health by investing in housing.

4.0 Detail

- 4.1 Residents in the poorest housing conditions in the District are living in the private or private rented sector. These properties require remedial works outside the scope of the DFG scheme or need works to be carried out in default before any adaptations can be provided in their homes. Two of the schemes proposed (Preventative Works and the Healthy Homes Project) would meet the needs of private sector homeowners and private tenants who are living in unsuitable housing due to disrepair or excess cold and by mitigating these hazards through intervention, both the living environment and health of the occupants will be improved.
- 4.2 South Derbyshire has an aging population that will significantly increase within the next 5-10 years. The District's housing stock is aging and whilst all social housing stock (homes owned by the Council or a Housing Association) meets the required decent homes standard, many homeowners and people living in the private rented sector live in the poorest housing conditions, in pre-war terraced houses, built without a cavity that are difficult to heat with minimal outside space. Around 8% of private sector homes (over 3000 dwellings) have at least 1 category 1 hazard that could cause serious harm to the occupants (as defined in the Housing Act 2004). The majority of these category 1 hazards are caused by excess cold or falls between levels, the schemes outlined below therefore focus on mitigating these two hazards
- 4.3 The surplus of BCF brought forward from 2017/18 amounts to £792,552. The allocation for this financial year is £734,320 so in total, the Council has available funds of £1,526,872 to spend on DFGs and other initiatives that promote independence and prevent hospital admissions.
- 4.4 The proposed expenditure and new initiatives set out in the Assurance Plan contained in Appendix 1 are all linked to these aims and can demonstrate a return on investment for other service areas.
- 4.5 The Council will also use £3k of the funding to contribute towards the countywide research being undertaken into health and housing which is being co-ordinated by Derby City Council. There may be additional spend from existing budgets to support the hospital to home scheme as it will incur higher void costs and there may be a future requirement to subsidise the Mental Health Support Worker if the role expands to cover Council Tenants in the future (as will initially be wholly funded through the BCF to support homeless households not Council tenants).

5.0 Financial Implications

- 5.1 All funding required to support the proposed schemes and additional posts of temporary Technical Officer (EH73), Mental Health Support worker and any additional hours and/or payments required to deliver the Hospital to Home scheme will be met through the BCF. Approval of the recommendations contained within this report will not impact on the Housing Revenue Account or General Fund directly. Additional minor indirect costs relating to void turnover and expansion of services to meet identified needs may be incurred but at this stage cannot be predicted or quantified.
- 5.2 Assurance Plans are required to be presented to BCF Programme Board every quarter and any concerns raised at the meeting will be brought back for the attention of Members
- 5.3 The BCF allocation received by the Council for the last two years has been utilised in part to fund DFGs. Derbyshire County Council is able to ask for reimbursement of any underutilised funds to redistribute across other areas of Derbyshire. The Assurance Plan presented to this Committee manages the risk of the Council's funds being reallocated.
- 5.4 Below is a summary of the total grant income generated from County Council and Ministry of Housing, Communities and Local Government (MHCLG) for Adult Social Care and DFG plus the expenditure incurred over the past 2 years:

| | 2016/17 | 2017/18 |
|-------------------------|----------------|----------------|
| B/fwd underspend | 85,112 | 468,957 |
| Second Homes Funding | 124,000 | 0 |
| DCLG additional funding | 0 | 71,885 |
| BCF Allocation | 615,337 | 674,829 |
| Expenditure on DFG | -355,492 | -423,119 |
| Carry forward | 468,957 | 792,552 |

6.0 Corporate Implications

- 6.1 The proposals contained within this report will have a direct positive links to the following actions contained in the Corporate Plan;
- Place – to facilitate and deliver a range of integrated housing and community infrastructure
 - People – to enable people to live independently
- 6.2 Legal implications – Appointment of the mental health worker will be recruited through the successful contractor. Any new contractual arrangements will be approved by legal prior to sign off. The Hospital to Home scheme will require the creation of a Service Level Agreement, lease agreement and joint protocol working arrangements to be established with Adult Social Care.

6.3 Employment Implications

The provision of the mental health worker will be undertaken by the support provider appointed through the procurement process. This post will not be added to the Council's establishment.

The £32k allocated to fund the temporary Technical Officer (EH73) post has already been approved by Members back in October 2017.

The establishment of the Hospital to Home scheme would require additional duties and or hours to be added into an existing role within the Housing Options team. This would cover the cost of staff visiting the respite units, liaising with the discharge teams at the hospital and coordinating the void turnover and housing advice service to patients in the respite units . This increase in hours / uplift in salary cost would not exceed 10 hours per week and £5k per annum and would be met within the £100k allocated to the scheme. It is proposed that this opportunity is offered to existing staff within the Housing Options Team and that in line with the local scheme up to two increments be awarded to the employee that undertakes the additional duties.

- 6.4 Communication - Updates and progress relating to the development of the new schemes will be communicated back to Health and Wellbeing Board and the Homeless Forum. Progress relating to the delivery of mandatory DFGs will be reported through DFG Core Strategy Group and at BCF Programme Board. Outcomes from the Healthy Homes Scheme will be monitored by the Local Authority Energy Partnership (LAEP) and reported back to the Council on a quarterly basis. Details of all new schemes will be promoted on the Council's website.

7.0 Community and Equality Implications

- 7.1 The approval of above the recommendations and associated schemes established from this report will have a direct impact on the Council's priority for Healthier Communities within the Sustainable Communities Strategy 2009 – 2029. The proposed new schemes to be delivered alongside the mandatory DFGs will reduce health inequalities for people living in poor condition homes in the private sector and improve health outcomes for tenants and owner occupiers across the district. Four of the proposed schemes will also improve health status scores of people aged over 65 as a direct result of the improvements and adaptations to their homes.

8.0 Conclusions

- 8.1 There are widely recognised links between poor housing and ill health. The new schemes proposed within this report will bring positive health impacts and prevent the need for costly crisis intervention and acute care. The Council is making significant progress in terms of promoting the health and housing agenda and the pilot schemes (hospital to home and integrated adaptations) will be monitored and replicated by other local authorities if successful.
- 8.2 The Clinical Commissioning Group and Adult Social Care recognise the important role for housing in tackling health inequality and are keen to work in partnership with the Council to keep people in their homes for longer and prevent hospital admissions where possible. The BCF will now be used to pay for a range of services in addition to the DFG that will focus on the needs of the household, these schemes in turn will generate a substantial return on investment that will be recorded and presented back to Members when the schemes are evaluated.

9.0 Background Papers

- 9.1 APPENDIX 1 - South Derbyshire BCF Assurance Plan (approved by BCF Programme Board on 21.5.2018)