

REPORT TO:	HOUSING AND COMMUNITY SERVICES COMMITTEE	AGENDA ITEM: 11
DATE OF MEETING:	21st NOVEMBER 2019	CATEGORY: (See Notes) DELEGATED AND RECOMMENDED
REPORT FROM:	ALLISON THOMAS - STRATEGIC DIRECTOR – SERVICE DELIVERY	OPEN
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SUBJECT:	THE BETTER CARE FUND – PLANNED SPEND	
WARD(S) AFFECTED:	ALL WARDS	TERMS OF REFERENCE:

1.0 Recommendations

- 1.1 That the Committee approves the establishment of the new funding streams within the Better Care Fund (BCF) allocation as detailed in this report.
- 1.2 That the Committee ratifies the revised 'Private Sector Housing Assistance Policy 2019-22' (see Appendix 1) to enable alignment between the newly created schemes and the Council's adopted policy.
- 1.3 That the Committee approves the creation of four new temporary two-year posts (as listed below) onto the establishment that will enable the co-ordination of BCF scheme delivery and enhance front-line services in both the Private Sector Enforcement and Housing Services Teams.

New temporary posts

- Health and Housing Co-ordinator – expected grade PO1
- Public Health (Housing) Officer – expected grade PO1
- Occupational Therapist – expected grade P02
- SAIL (Staying Active and Independent for Longer) Co-ordinator (TBC)

- 1.4 The grades for the posts to be subject to job evaluation in line with the Council's procedure
- 1.5 That this report is brought before the Finance and Management Committee for subsequent ratification of the financial elements contained within this report.

2.0 Purpose of the Report

- 2.1 To enable the creation of new funding streams (see 4.4 that will sit within the wider BCF allocation with the purpose of improving health outcomes and housing conditions across the District.
- 2.2 To set out how the existing underspend and current years' BCF budget is being spent and predicted spend during 2019/20.
- 2.3 To inform the Committee about the new services that are available to residents across the District and those would be established subject to approval of the recommendations in this report.
- 2.4 To formally adopt the revised Private Sector Housing Assistance Policy 2019-22 (*to replace the existing Private Sector Housing Renewal Policy 2016*) in accordance with the requirements of the Housing Grants, Construction and Regeneration Act 1996 and subsequent Regulatory Reform Order 2002.

3.0 Executive Summary

- 3.1 The links between health and housing are widely recognised and it is acknowledged that housing conditions have a significant impact on the health outcomes of occupants.
- 3.2 At the October 2019 meeting of this Committee a report outlined the BCF funding that had been allocated to the Council and detailed proposals for future schemes that would be brought to this Committee. The BCF includes provision for the administration of mandatory Disabled Facility Grants (DFGs) in accordance with the Housing Grants, Construction and Regeneration Act 1996 and this is the primary function of the funding allocation. However, only around half of the annual allocation is used for this purpose and the remainder is available for the Council to spend on other projects that align with the principles of the BCF (i.e. promoting independence, keeping people living in their homes for longer and reducing admissions into hospital and Delayed Transfers of Care).
- 3.3 The balance of funding to be spent during 2019/20 stands at £1,943,392.
- 3.4 Derbyshire County Council (DCC) has confirmed that the BCF Allocation will continue to be paid directly to the Council (at a similar rate) in its current format until 2024.

4.0 Detail

- 4.1 South Derbyshire has an aging population who are choosing to remain independently living in their own homes for longer.
- 4.2 Subject to the Committee's approval of the proposed amendments to the 'Private Sector Housing Assistance Policy 2019-22', the Council will be able to administer the BCF funds to support a range of new projects across the District. In addition to the projects previously approved by this Committee, this will include an increased staffing provision and the establishment of schemes that will both promote independence and reduce hospital admissions, enabling people to live in their own homes for longer.

4.3 The current policy document relating to the Council's administration of mandatory DFG's (Private Sector Housing Renewals Policy 2016) does not allow the Council to spend outside the remit of mandatory grants, relocation and empty homes assistance. In accordance with the Regulatory Reform Order 2002 (RRO), the Council is required to publish how the grant allocation is to be spent if utilising for purposes outside the administration of grants. The revised policy (see Appendix 1) would enable the Council to use its BCF allocation for new projects that align with the purpose of the grant. Adoption of the revised policy will therefore have a significant impact on the scope that funding can be used for.

4.4 The table below outlines the existing funding streams, new provision that has been approved and proposed new services and projects that could be delivered via the BCF allocation going forward. The Return on Investment (ROI) from a health perspective is outlined in the final column.

Approved funding stream within BCF allocation	Amount required per year to 2022	Capital or Revenue	How it aligns with the principles of the BCF	ROI
Mandatory Disabled Facility Grants	£400k per year	Capital	Primary function of the BCF allocation – to keep people living independently within their own homes	Reduction in admissions to hospital and GP visits (reduction in cost of primary care).
Healthy Homes Assistance Fund	£100k per year	Capital	To reduce the likelihood of hospital admission cause by a category 1 and serious category 2 hazards (i.e. – excess cold, falling, electrocution etc.) and tackle empty homes.	Improvement in long-term health conditions and reduction in GP visits.
Discretionary top up grant (up to £10k per case)	£50k per year	Capital	For exceptional cases that require property extensions or significant adaptation.	Speeds up the process of delivering the DFG works.
Relocation grant – when DFG is not appropriate or feasible	£50k per year	Capital	This grant already exists but would be expanded to include removals and legal costs	Avoids costly adaptations and results in long-term solution to housing needs.
Dementia friendly homes grant	£15K per year	Capital	To provide assistive technology and small-scale adaptations in the private sector outside the DFG process to enable independence and better quality of life for people with dementia	Enables people to live independently for longer
Domestic Violence crisis prevention – in conjunction with specialist DV service providers	£50k per year	Revenue	This would enable the Council to provide specialist support to victims of domestic abuse who approach the Council for assistance.	Saves lives and costly crisis intervention, avoids use of temporary accommodation and aims to break cycle of abuse.

Home from Home Scheme	£100k per year	Capital & Revenue	When implemented, this approved scheme will provide respite units to enable hospital discharge when the patients home is not suitable	Bed days saved, Delayed Transfers of Care reduced and non-elective admissions avoided.
Hospital Discharge Grant	£20k per year	Capital	To provide discretionary assistance to enable quicker discharge from hospital or prevent an admission (urgent repairs / clearances / deep cleans etc)	Reduced number of Delayed Transfers of Care and prevention of non-elective admissions
Mental Health Service – (continuation)	£40k per year	Revenue	This service is fully utilised and has prevented many homeless cases and avoided the need for crisis care at the Radbourne unit	Cost of bed days at mental health unit in addition to multiple agency intervention. during crisis
Healthy Homes Programme – (continuation)	£80k per year	Capital	DCC has been delivering this enhanced service for over a year and it has assisted many vulnerable households by providing boilers, temporary heating and other measures that increase thermal comfort in the home.	Quarterly monitoring data relating to improved physical and mental health conditions.
DFG Technical Officer post (continuation)	£40k per year	Revenue	This post has increased the capacity of the DFG team since appointment in February 2018.	Reduced waiting times associated with DFG process.
Extension of the Private Sector Stock Condition research to include Health Impact Assessment	£5,600 one off payment	Capital	This piece of research will provide valuable insight into the condition of the District's housing stock and health of its occupants to enable better targeting of resources	Enables housing in worst conditions to be targeted to avoid significant danger to health.
Additional pilot schemes to be funded during 2019-2022 (not requiring temporary posts to be added to the establishment).	£200k (finite pot for use up to 2022)	Revenue	These pilot projects will be approved by the BCF internal group and administered in accordance with contract procedure rules. They will provide services that promote independence and reduce pressure on primary care.	Reduction in intervention by health as patients can these services to stay independent
Additional capital funds for one-off projects that will enable greater independence to disabled / elderly / people living with a long-term condition.	£150k (finite pot for use up to 2022)	Capital	This funding stream will be utilised to fund one-off capital works (i.e. ramps / disabled access facilities etc. within Council sites) across the District that will either enable access (to promote independence) to services, or reduce the dependence on front line NHS services.	Reduction in GP visits, Adult Care intervention and revolving hospital admissions
Stay Active and	£60k per	Revenue	This pilot project will include the	Reduction in

Independent for Longer Project (SAIL)	year		appointment of a SAIL Coordinator to the establishment, funded initially up to the end of March 2021. The scheme will help elderly residents at risk of isolation and promote independent living by a scheme of physical activities	GP visits, Adult Care intervention and revolving hospital admissions
Creation of a temporary Health & Housing Co-ordinator post (operational) within Housing Services	£45k per year	Revenue	This post will work across all service areas within the Council and with external partners to deliver the new schemes. In addition they will promote availability of DFGs and associated schemes whilst providing tailored advice to individual households	BCF allocation used effectively where it is needed most
Creation of a temporary Public Health (Housing) Officer post with Environmental Services	£45K per year	Revenue	This officer will have a primary function of tackling rogue landlords to improve housing conditions and enforcing standards through the courts where necessary to improve the quality of life for vulnerable households	Mitigation of hazards and associated costs to NHS England and wider society (British Research Establishment costing savings of mitigating various hazards in the home).
Creation of a dedicated Occupational Therapist role to sit within the DFG team.	£55k per year	Revenue	Will enable increased efficiency and consistency within the DFG team and speed up the process of adapting homes	Reduced likelihood of accidents in the home / falls if adaptations are installed quickly

= New Schemes

5.0 Financial Implications

- 5.1 The BCF balance is listed in the following table and outlines expenditure incurred against all approved projects as at 31st March 2019. Additional funding through BCF has been received during 2019/20 totalling £792,375 and it is assumed that further funding for Disabled Facility Grants is likely to be received later in the year from MCHLG.

	2016.17 £	2017.18 £	2018.19 £
Funding			
B/fwd Balance	85,112	468,957	792,552
BCF Grant	615,337	674,829	734,320
DCLG Funding	0	71,885	88,434
Second Homes Funding	124,000	0	0
	824,449	1,215,671	1,615,306
Projects			
Disabled Facility Grants and other Works	-355,492	-423,119	-416,446
Discretionary Top-up Grants for under 18's	0	0	0

Healthy Homes Project	0	0	0
DFG Associated Preventative Works	0	0	0
Establishing a Hospital to Home Scheme	0	0	0
Dedicated Mental Health Worker	0	0	-13,407
Additional Technical Officer	0	0	-31,936
Integrated Adaptations of New Build Social Housing	0	0	0
Countrywide Stock Modelling Report	0	0	-2,500
	-355,492	-423,119	-464,289
C/fwd Balance	468,957	792,552	1,151,017

- 5.2 The balance of funding to be spent during 2019/20 stands at £1,943,392. Although it is likely that DFG and other projects that are underway will spend a proportion of this in year, it is extremely unlikely that the full balance will be utilised and therefore a significant carry forward will be required.

Projected Spend until 2021/22

Committed	2019/20	2020/21	2021/22
Mandatory Average DFG Spend	£400,000	£400,000	£400,000
Mandatory DFG Reserve Pot	£100,000	£100,000	£100,000
DFG Technical Officer	£40,000	£40,000	£40,000
Mental Health Worker	£40,000	£40,000	£40,000
Stock Condition Survey	£5,600	£0	£0
Home from Home Scheme	£100,000	£100,000	£100,000
Healthy Homes Project	£80,000	£80,000	£80,000
TOTAL	£765,600	£760,000	£760,000

New Schemes - Pipeline	2019/20	2020/21	2021/22
Environmental Health Worker	n/a	£45,000	£45,000
Occupational Therapist	n/a	£55,000	£55,000
Healthy Homes Officer	n/a	£45,000	£45,000
Healthy Homes Scheme	£80,000	£80,000	£80,000
Empty Homes Scheme	£20,000	£20,000	£20,000
Hospital Discharge Grant	£10,000	£20,000	£20,000
Dementia Grant	£5,000	£15,000	£15,000
Domestic Abuse (specialist services)	n/a	£50,000	£50,000
Revenue Funding Pot	n/a	£100,000	n/a
Capital Funding Pot	n/a	£150,000	n/a
SAIL Project	£60,000	£60,000	£0
TOTAL	£175,000.00	£640,000.00	£330,000.00

Mandatory	
Capital	
Revenue	

6.0 Corporate Implications

Employment Implications

Four new temporary posts on two-year fixed term contracts will be added to the establishment should the recommendations in the report be approved. These posts will be subject to job evaluation in line with the local procedure and an estimate of the grade for each has been included in the financial considerations

At the end of any fixed-term contract any employee having two years continuous service will be entitled to a redundancy payment should the contract not be renewed and if they are current members of the Local Government Pension Scheme and are aged 55 or over, they are entitled to immediate access to their pension. If they can access their pension, then the Council will have to pay an additional cost for the impact on the pension fund.

The Fixed-Term (Prevention of Less Favourable Treatment) Regulations 2002 ensure that fixed-term employees are not treated less favourably than comparable permanent employees. The terms and conditions to be provided are in line with the NJC for Local Government Services and therefore the same as comparable permanent employees.

These Regulations also provide that the continued renewal of fixed-term contracts that result in four years continuous service for an employee should be on a permanent contract unless it can be objectively justified to remain on a fixed term basis. This should be considered if any continuation of the proposed arrangements for the temporary posts are subsequently made.

Other posts affected

The Public Health (Housing) Officer fixed-term post is to be placed in Environmental Health and report to the Head of Environmental Health. It is considered that this would not constitute a material change and it is not proposed to re-evaluate this post.

The Occupational Therapist fixed-term post is to be based in the existing DFG team and report to the Repairs and Improvement Team Leader. It is considered that this would not constitute a material change and it is not proposed to re-evaluate this post.

The SAIL Co-ordinator post will be based in Active Communities and Health and will report to the Active Communities Manager. It is considered that this would not constitute a material change and it is not proposed to re-evaluate this post.

The Health and Housing Co-ordinator will be based in Housing Services and report to the Housing Services Team Leader. It is considered that this would not constitute a material change and it is not proposed to re-evaluate this post.

Consultation will be completed with these postholders to ensure that the considerations made above are fair and to identify if there are any other matters that could impact on their roles. If any further action is then required in relation to their roles or grade, this will be progressed by the Strategic Director (Service Delivery) with support from HR.

Legal Implications

Legal services will be consulted and will advise, as appropriate on any legal implications associated with the establishment of new services. The Council's procurement team will

be consulted for all matters that involve the appointment of external contractors to ensure value for money and transparency are achieved.

Corporate Plan Implications

- 6.4 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

Risk Impact

- 6.5 The Council is required to provide assurances to DCC though the approval of quarterly assurance plans at BCF Board. There is a risk that the significant amount of accrued underspend may be revoked and redistributed under s75 of the NHS Act 2006 if the Council failed to spend the allocation or provided the required assurances that the funding will be spent.
- 6.6 In mitigation the Council meets regularly with DCC to update it on progress on the delivery of projects and programmes funded by the BCF and there has been no indication given, to date, to officers that DCC intends to request a return of this fund given the outcomes that the Council is delivering.
- 6.7 DCC is currently in the process of reviewing Adult Care Services and this could have an impact on existing services by creating gaps in provision that the BCF may be expected to mitigate.
- 6.8 There is a risk that future demand for mandatory DFGs will increase and revenue funded pilot schemes may need to cease to ensure the Council can maintain its statutory obligations for the administration of DFGs

7.0 Community Impact

Social Value Impact

- 7.1 The approval of the above recommendations and associated schemes established from this report will have a direct impact on the Council's priority for Healthier Communities within the Sustainable Community Strategy 2009 – 2029. Any schemes developed alongside the mandatory DFGs will be shaped to ensure they 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.

8.0 Conclusions

- 8.1 There are widely recognised links between poor housing and ill health. The new posts and schemes outlined in 4.4 will bring positive health impacts and prevent the need for costly crisis intervention and acute care.

- 8.2 The Council is committed to improving health and tackling health inequality across the District. Through housing intervention, the Council can offer practical solutions and support that in turn, will have a positive impact on the health of vulnerable occupants living in South Derbyshire.
- 8.3 There must be an integrated approach to delivery of these services to avoid gaps and overlaps in service provision. The internal BCF group and proposed Health and Housing Co-ordinator role has been set up specifically for this purpose and will ensure a holistic approach to delivering the health and housing agenda.

9.0 Background Papers

- 9.1 South Derbyshire BCF Assurance Plan (approved on 29.04.2019)