
REPORT TO:	FINANCE AND MANAGEMENT COMMITTEE: SPECIAL – FINAL ACCOUNTS	AGENDA ITEM: 10
DATE OF MEETING:	26th JULY 2018	CATEGORY: DELEGATED
REPORT FROM:	ALLISON THOMAS - STRATEGIC DIRECTOR (SERVICE DELIVERY)	OPEN
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SUBJECT:	BETTER CARE FUNDING ALLOCATION 2018-19	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE:

1.0 Recommendations

- 1.1 Following approval at Housing and Community Services Committee on 7th June, that the Finance and Management Committee 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 each of the new projects are established as separate schemes within the Council's capital programme for 2018/19.
- 1.3 That the Committee acknowledges the wider impact of the schemes on other Council Services.
- 1.4 That the Committee approves the additional hours and associated staffing costs 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 2018/19 BCF allocation in addition to the under-spend brought forward from 2016/17. Annually, the Council receives an allocation of funding from Derbyshire 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 stakeholders 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 (SDDC) Assurance Plan was submitted to the BCF Board for ratification on 21st May 2018. Subject to approval of the Plan by this Committee, the Council would be 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 County-wide Stock Modelling Study that will inform future investment.

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 Council's annual BCF allocation and the existing DFG policy and bring proposed revisions and amendments back for Member consideration and approval. The Council's 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 the County Council's Adult Services, and NHS England 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 Council's BCF allocation can be spent to improve residents' health by investing in housing.

4.0 Detail

- 4.1 Residents who are living 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 ageing 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. These have been built without a cavity and as a result are difficult to heat and have minimal outside space. Around 8% of private sector homes (over 3000 dwellings) have at least one 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 grant 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 therefore, linked to these aims and can demonstrate a return on investment for other service areas.
- 4.5 The Council will also use £3,000 of the funding to contribute towards the County-wide research being undertaken into health and housing which is being co-ordinated by Derby City Council. There may be a need to allocate additional funding from existing Council budgets to support the Hospital-to-Home scheme as it will incur higher void

costs. There may also be a future requirement to subsidise the Mental Health Support Worker if the role expands to cover Council tenants in the future (as this will initially be wholly funded through the BCF to support homeless households not the Council's tenants).

5.0 Financial Implications

- 5.1 All funding required to support the proposed schemes and additional posts of Technical Officer, Mental Health Support worker and any additional hours or uplift 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 cleared by the Council's Legal Services 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 the County Council's Adult Services.

- 6.3 Employment Implications – The provision of the Mental Health Worker will be undertaken by the support provider appointed through a procurement process. The £32k allocated to fund the temporary Technical Officer (EH73) post has already been approved by the Committee in October 2017. The establishment of the Hospital-to-Home scheme would require additional housing related support hours to be added into an existing role within the Housing Options Team. This would cover the cost of Housing Options staff visiting the respite units, liaising with the Discharge Teams at the relevant 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 / £5k per annum and would be met within the £100k allocated to the scheme.
- 6.4 Communication - Updates and progress relating to the development of the new schemes will be communicated 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.
- 7.2 Equality Impact – approval of the recommendations contained within this report will have a positive impact on vulnerable households across the District, the following groups will benefit directly from the schemes proposed:
- People being discharged from hospital who cannot return to their homes
 - Owner occupiers who require major improvements to their home to improve their health condition
 - People in the District made homeless due to mental health conditions
 - People on the Council's housing register waiting for an adapted property
 - People living in fuel poverty with long term health conditions

Approval of the recommendations will enable the Council to tackle health and social inequality across the District through a range of mechanisms that mitigate health hazards and the causes of fuel poverty that have a direct impact on people living on the lowest incomes across South Derbyshire.

- 7.3 Armed Forces Community Covenant – No direct implications

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 the County Council's Adult Services 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)