

Cabinet

5 November 2013

Report of the Cabinet Member for Health, Housing & Adult Social Services

Supported Housing Strategy

Summary

1. Cabinet are asked to consider the attached strategy, comment on the priority areas as set out and adopt the draft supported housing strategy.

Background

2. Safe, warm, secure housing is central to a person's health and well-being, to their ability to enjoy and contribute to community life, and the ability to participate in work, education and training.
3. Supported housing is defined as housing designed to meet specific needs and in which there is some level of on-site support provided as part of the accommodation offer. Within this there are many models of provision and tenure type, however this does not include residential accommodation, which is part of care provision.
4. York has a range of supported housing provided for vulnerable members of the community. This has been developed in response to demand, and to available resources, however there is a need for a more co-ordinated approach to prioritise need and ensure that we have appropriate and sustainable supported housing solutions.
5. Our overarching vision is to ensure the right supported housing options are available at the right time and the right place for those that need them. Through this, we will help to increase or maintain independence, and to help to prevent future reliance on services. Our vision is both informed by and directly contributes to wider strategic aims and objectives identified by City of York Council and the York Health and Wellbeing Board.

6. It is essential that we use this strategy to target resources to have the greatest impact. The priorities identified in this strategy will be used to inform commissioning decisions about future supported housing developments. This strategy will be used to shape the future of supported housing across internal and external partners.

Consultation

7. Informal consultation with service providers and stakeholders took place from September 2012 – June 2013. A formal consultation event was held on 25th July 2013. Relevant stakeholders and service providers were invited to attend, these included:
 - Private Registered Providers (Housing associations)
 - Local councillors
 - Charities and non-statutory agencies involved in the provision of housing or housing related advice/support
 - Probation service
 - Police
 - Health partners
8. The seven key areas set out within the strategy were identified as the key areas by all stakeholders. When considering the action against each priority areas, all stakeholders have prioritised the actions within each areas and as a whole. When considering the priority areas as a whole, whilst accepting that all the seven areas are priority areas, the area of Mental Health was highlighted as the key area.

Options

9. Option one – To adopt the strategy as set out in appendix one
Option two – To ask officers to revise the document

Analysis

10. Option one – The overarching vision of the strategy is ‘to ensure that the right supported housing options are available at the right time and in the right place for those that need them. Strategy considers the supported housing needs of seven specific customer groups:
 - Older People
 - Mental Ill-health

- Learning Disabilities
- Young People
- Offenders and ex-Offenders
- Substance Misuse
- Homeless

Older People

11. Demographic projections predict increasing numbers of older people, as well as increased numbers of those with dementia. The vision is to support older people to stay in their own homes for as long as possible. This includes providing the right advice and information to help people to make informed choices.
12. There is already a good spread of supported/sheltered housing for older people in York. The priorities identified in the strategy relate to the provision of advice, to reviewing existing accommodation to ensure it will be fit for the future, and to develop a mixed tenure development for older people (this last priority is already in progress through the re-development of City of York Council Elderly Peoples Homes)

Mental ill-health

13. Around 25,000 people in York will experience mental ill-health at any one time, and mental ill-health is often compounded by other issues such as homelessness, substance misuse, offending behaviour or family breakdown. The vision is for those with mental ill-health to have their support needs met through mainstream housing wherever possible, rather than in residential or institutional settings. For some, supported housing can be a short, medium or occasionally long term solution to prevent homelessness or the need for institutional care/support.
14. There is limited supported housing for people with mental ill-health in York. The over-riding priority identified through consultation was the need for a supported housing model able to support customers with multiple support needs and exclusions. Other priorities for this group include the need to develop a better evidence base for understanding need, and to develop better partnership working and information sharing across health, social care and housing, particularly with regard to complex individuals.

Learning Disabilities

15. People who have a Learning Disability can have a wide range of needs including physical and health needs as well as social and support needs. The vision for York is for people with learning disabilities to be able to access mainstream services as much as possible, with specialist services being a last resort. York is well ahead of the national average in supporting people with learning disabilities to live in their own tenancies (48.1% compared to 15% nationally)
16. The priorities identified were to promote advice and information, especially for those with Autistic Spectrum Disorder, who are unlikely to qualify for specialist housing for learning disabilities. Another key priority was to increase joint working between housing and social care commissioning to identify creative individual solutions for those not fitting the criteria for specialist LD housing.

Young People

17. 16-25 – the vision is to ensure young people are able to make informed choices about their housing options, are able to plan their housing moves early and are fully equipped with the knowledge and skills required to sustain independent living. There is a range of supported housing in York, provided in the short or medium term to help young people to develop the skills to manage a tenancy, and to help support them into work, education or training.
18. Priorities in this area are to develop supported housing options for specific groups of young people – young pregnant/single parents, young people held on remand, and care leavers with complex support needs, as well as increasing tier 2 accommodation.

Offenders and ex-offenders

19. High risk or repeat offenders often have other issues which impact on their offending behaviour, particularly mental ill-health, followed by alcohol/drug use. Our vision is to ensure that we have the right level of supported housing to provide a stable environment and support in order to reduce re-offending and increase community safety. There is currently 1 secure premise in York, and 1 supported housing service for offenders.

20. Priorities in this area include exploring the options for supported housing for specific groups of offenders (female offenders, those under 25, and long term options for more complex/high risk offenders). As well as increasing the housing advice available prior to release, and partnership working between agencies on release.

Substance Misuse

21. Stable accommodation is critical to addressing substance misuse, and associated issues. Our vision is to ensure that the right kind of supported housing is available to help people to manage and reduce substance misuse, and associated social problems such as street drinking or theft committed to fund a drug habit. We will aim to achieve this by providing support and services that help people to address other underlying issues in addition to substance misuse issues. There is currently no specific housing for those with substance misuse issues, although one resettlement project has a secondary service user base of those with substance misuse issues.
22. Priorities identified through the strategy are to partnership working and frontline awareness of this customer group, in order to provide effective early intervention, and to look at the supported housing needs of specific groups of substance misusers (homeless people on the resettlement route, and vulnerable women).

Homelessness

23. Homelessness can affect anyone, but is often associated with other issues such as mental ill-health, substance misuse, family breakdown and offending. Our vision is to prevent homelessness in as many cases as possible, and to reduce rough sleeping by ensuring that the right supported housing is available to help people back into safe and stable housing.
24. The priorities identified are to improve statutory temporary accommodation through the re-provision of Ordnance Lane, reducing the use of general needs stock, and creating a decency standard. There is also a need to increase the availability of the private rented sector for homeless people, and to develop better hospital discharge protocols.

25. Option Two – Changes to the proposed areas of priority would mean that the strategy would not reflect the identified supported housing needs.

Council Plan

26. The Supported Housing Strategy specifically relates to protecting vulnerable people and building stronger communities. By taking a strategic view of developments in supported housing we will help to ensure that vulnerable residents have access to the right housing options to meet their wider health and well being needs, and build communities which support the most vulnerable residents, and help them to contribute towards the community as a whole.

Implications

27. The implications arising directly from this report are:

- **Financial** - There are no direct financial implications in adopting the strategy. Where there are financial implications linked to addressing some of the priority actions, when projects come forward any financial implications will be considered on a case by case basis, however it is likely that some of the implications will be met from within existing budgets. In addition, some of the solutions are clearly part of a wider preventative approach that will generate savings again, these will be explored when bring forward projects.
- **Human Resources (HR)** None
- **Equalities** The strategy is underpinned by the principle that there should be equal access to quality housing for all and it seeks to highlight the need for supported accommodation for the most vulnerable residents in the city. Community impact assessments will be required on individual schemes. The vulnerable groups that are highlighted clearly match many of the groups highlighted within the 'Single Equalities Scheme' and representative of the 'Communities of Identity'
- **Legal** None
- **Crime and Disorder**
- **Information Technology (IT)** None

- **Property** None

Risk Management

28. There are no known risks in adopting this strategy.

Recommendations

29. Cabinet are asked to:

- Approve option one and sign off the Supported Housing Strategy
- Agree that the delivery of the strategy is monitored through the Health & Wellbeing Board.

Reason: The supported housing strategy enables the Council to take a strategic and planned approach to the provision of supported housing for vulnerable residents.

Contact Details

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	Report Approved	√	Date
Specialist Implications Officer(s) None			
Wards Affected: All			√
For further information please contact the authors of the report			

Background Papers: None

Annexes: Annex 1 - York Supported Housing Strategy 2014-2019