

Argyll & Bute Local Housing Strategy Development



Insight briefing:

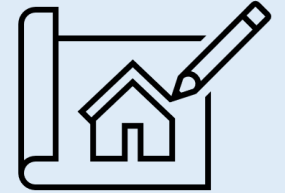
- Specialist housing provision
- Specialist housing requirements
- Aids, adaptations & adapted housing
- Wheelchair housing
- Housing for Older People
- Gypsy Travellers
- Housing Contribution Statement



LHS Main Issue 3:

Specialist Provision & Independent Living

Draft LHS Structure



The Local Housing Strategy will set out the vision for housing and housing related services in Argyll & Bute over the next five years.

To build a new Local Housing Strategy, Argyll & Bute Council and partners must set a new vision for homes and communities and set out priorities for action to tackle the main housing issues locally.

The LHS will also set a Housing Supply Target that guides the assembly of land for housing development to meet local housing need & demand.

Based on analysis of the local housing system in Argyll & Bute, it is proposed that the new Local Housing Strategy be developed around the following 4 Main Issues:

1. **Housing supply & placemaking**
2. **House condition, energy efficiency & poverty**
3. **Specialist provision & independent living**
4. **Housing options, information & support**

This briefing sets out evidence, insight and questions on the key issues which influence decision making on specialist housing provision & support for independent living

Specialist housing provision & independent living: What's our starting position? This briefing will explore...



Specialist housing profile



What's the profile of the specialist housing stock in Argyll & Bute?

How effective is Argyll & Bute's specialist housing stock in meeting housing need?

Specialist housing requirements



What is the extent of unmet need for specialist housing across Argyll & Bute?

Which forms of specialist housing are required?

Aids, adaptations & adapted housing profile



What is the demand for amenity or adapted housing in Argyll & Bute?

What role do aids & adaptations play in meeting housing need in Argyll & Bute?

Wheelchair housing requirement



What is the demand or unmet need for wheelchair housing in Argyll & Bute?

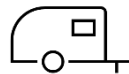
Housing for Older People



To what extent do older people in Argyll & Bute want or need to move?

What evidence is there of demand for age exclusive housing?

Gypsy Travellers



What provision is available in Argyll & Bute to meet the housing needs of Gypsy Travellers?

How effective is this provision in meeting housing need?

Housing Contribution Statement



What are the priorities for health, housing and social care partners in delivering specialist housing provision and promoting independent living?



Specialist Housing Definitions

Amenity

Designed for older/disabled people and based on the standards of general needs housing with some additional features (e.g. space standards, handrails, bathroom features, etc.). There is no warden and a community alarm may or may not be fitted.

Ambulant Disabled

Designed for people with disabilities who are not confined to wheelchairs. Built or adapted to general needs housing standards but has level or ramped approach, WC and bathroom at entrance level and other special features.

Wheelchair Housing

Designed for people confined to wheelchairs. It is built or adapted to give extra floor space, whole house heating, and special bathroom, kitchen and other features.

Sheltered Housing

The design is based on the standards for general needs housing with all the additional features of amenity housing PLUS a warden service may be provided and an emergency call service should be provided.

Very Sheltered Housing

This generally has all the features listed for sheltered housing but will usually have special bathroom facilities. A greater level of care and support is offered through the service of extra wardens, full-time carers or domiciliary assistance and the provision of meals.

LHS Main Issue 3: Specialist Provision & Independent Living

Specialist Housing Profile

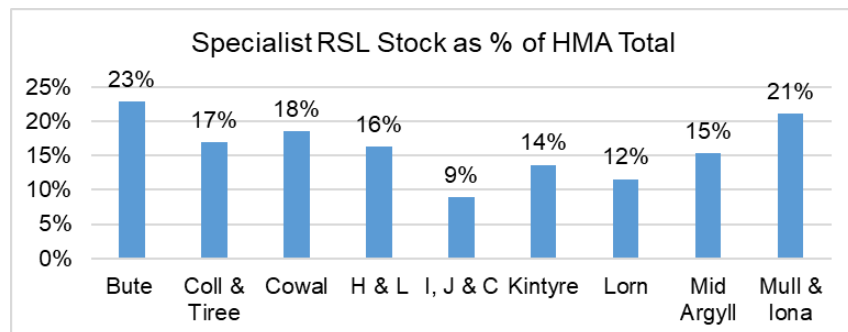


Pause & reflect:

Total RSL Stock by Property Type, March 2020				
RSL	Total Stock	Mainstream Stock	Specialist Stock	Specialist Stock as % of Total
ACHA	5185	4818	367	7.60%
DHA	457	373	84	22.50%
Fyne	1607	1183	424	26%
WHHA*	793	758	35	4.40%
HOMEArgyll	8,042	7,132	910	11%
Bield	303	6	297	98%
Blackwood	14	4	10	71%
Cairn	34	0	34	100%

There are 910 units of specialist housing stock held by HOME Argyll partners with a further 341 units held by specialist housing providers including Bield, Blackwood and Cairn. Total RSL specialist housing provision therefore totals 1,251 across Argyll & Bute.

By Housing Market Area, Bute and Mull & Iona have the largest proportion of specialist RSL stock, while Islay, Jura & Colonsay has the lowest proportion as illustrated below.



Specialist Lets 2019/20 by:	
HOMEArgyll partners	Other RSL providers*
63	73

(* includes Link, Trust, Cairn, Blackwood, Bield and Key Housing)

In 2019/20 HOMEArgyll landlords allocated 849 homes, of which around 7.4% (63) were specialist housing units. Combining HOMEArgyll, Bield and other national/specialist re-lets last year, almost 15% of households (136) allocated new tenancies in some form of specialist accommodation.



HOMEArgyll Lets by Property Type, 2016/17 - 2019/20					
House Type	2016/17	2017/18	2018/19	2019/20	4 Year Totals
All Types	1,019	884	928	849	3,680
Amenity for Elderly	32	30	30	37	129
Housing with Support	3	3	2	2	10
Sheltered Housing	32	38	43	22	135
Wheelchair	14	5	3	2	24
General Needs	919	806	847	786	3,358
Gypsy/Traveller Site	4	2	2	0	8
Other (General Needs)	15	0	1	0	16

5% of the current affordable housing supply available each year is specialist housing. This amounts to approximately 130 homes per annum.

The current 5 year LHS target (2016-2021) is to achieve 10% of affordable new builds as some form of specialist provision. As at 31 March 2020 only 3% of new provision had been achieved against this target.

There is still scope within the current programme to achieve this target by 2021 however it has been acknowledged that this will require a step change in delivery and undoubtedly Covid-19 will have a major impact on the 2020/21 plans.

LHS Main Issue 3: Specialist Provision & Independent Living

Specialist Housing Requirements



The HOMEArgyll waiting list identifies applicants with particular needs and health-related conditions which can be adversely affected by their housing circumstances. As of April 2020, there were 1,573 active applicants on the list for Argyll & Bute and over 94% of these either required or would accept mainstream, general needs accommodation.

Only 90 applicants definitely required specialist provision and would *not* accept mainstream housing. However, applicants can request multiple house type options, and therefore there are more households who expressed interest in some form of specialist provision.

HOMEARGYLL WAITING LIST APPLICANTS BY HOUSE TYPE, APRIL 2020

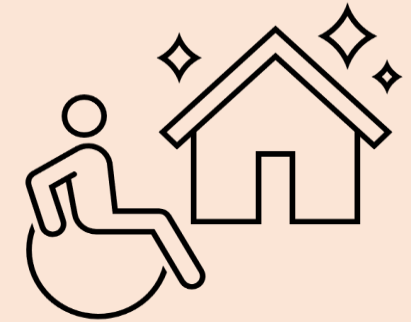
House Type	Number of Applicants	% of Total Waiting List
General Needs	1,483	94.30%
Specialist Provision Only	90	5.70%
Housing With Support	86	5.50%
Wheelchair	97	6.20%
Amenity for Older Persons	185	11.80%
Sheltered for Older Persons	154	9.80%

(NB. Applicants may appear on multiple lists therefore %s do not sum to 100.)

In addition to the HOMEArgyll waiting list, Bield Housing Association has 180 applicants for their properties in Argyll and Bute.

Of those who stated that they would accept either mainstream or specialist housing:

- 86 applicants have stated they require housing with support
- 97 applicants have stated they require wheelchair housing
- 185 applicants have stated they require amenity housing for older people
- 154 applicants have stated they require sheltered housing for older people



As part of the 2019 Housing Need & Demand Survey, **local households were asked a range of questions** on need for specialist forms of housing across in Argyll & Bute. This question was posed to all those who stated that they had a life limiting illness or disability

4% of households with a life limiting illness or disability stated they do require specialist housing. This equates to 334 households across Argyll & Bute

Based on evidence from the HOMEArgyll Common Housing Register and the 2019 Housing Need & Demand Survey, it is estimated that approximately 200-300 households may require specialist forms of housing across Argyll & Bute.

Aids, adaptations & adapted housing - PSHG

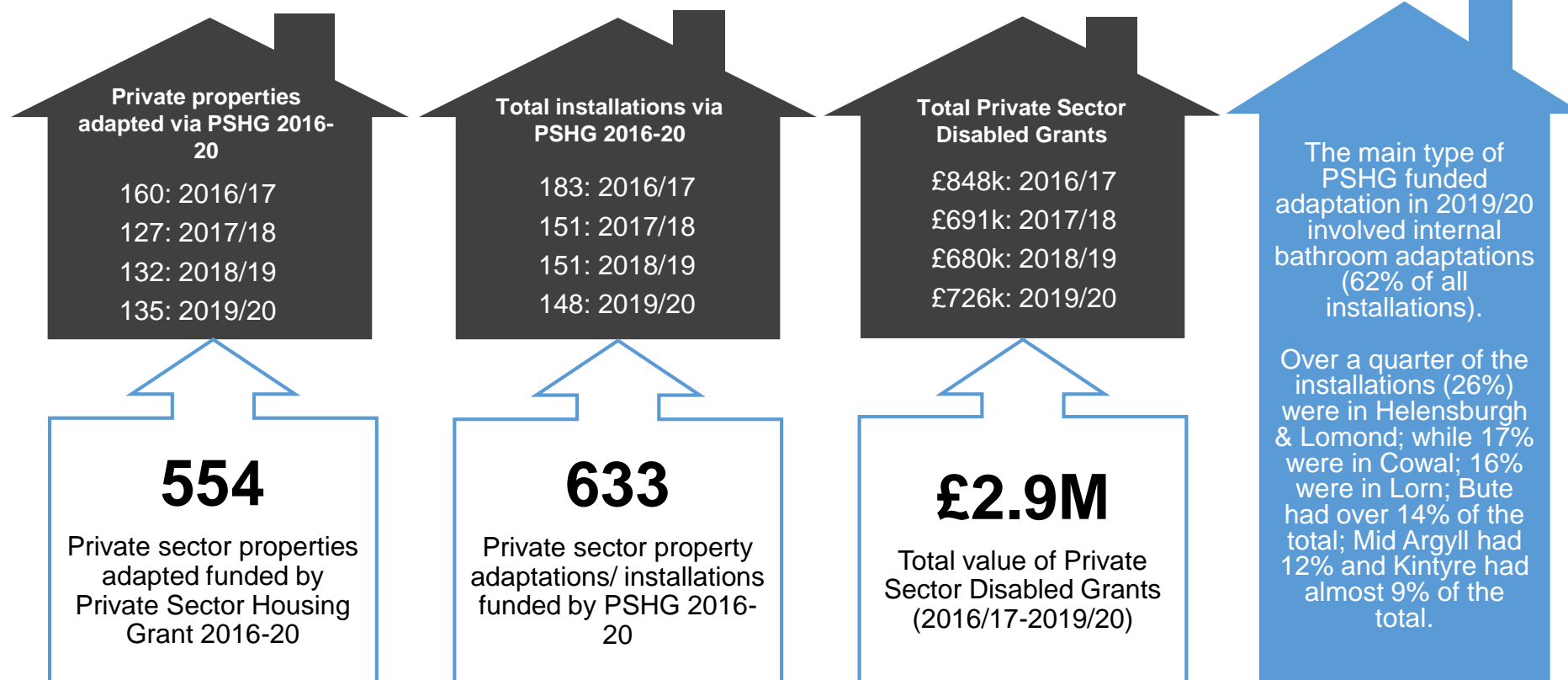


Argyll & Bute
Care and Repair
ADVICE & HELP FOR THE OLDER OR
DISABLED

Care & Repair

Under the Scheme of Assistance, Argyll & Bute Council provides advice and grant funding to people with disabilities in the private housing sector to carry out adaptations to their home via Private Sector Housing Grant.

Since 2016, £2.9M of PSHG funding has enabled 554 households to carry out adaptations across Argyll & Bute.



Working at the interface between Housing, Health and Social Care sectors, the Care & Repair continued to provide an invaluable service in 2019/20.

The Care and Repair scheme during 2019/20 dealt with 5,566 individual referrals ranging from major/minor adaptations; telecare support; safety & security measures; and small repairs.

A new charging model was introduced in 2019 to assist with the HSCP budget savings and to maximise budgets and sustain effectiveness.



Aids, adaptations & adapted housing – Stage 3

Adaptations to social rented properties are funded from a separate budget administered by the Scottish Government

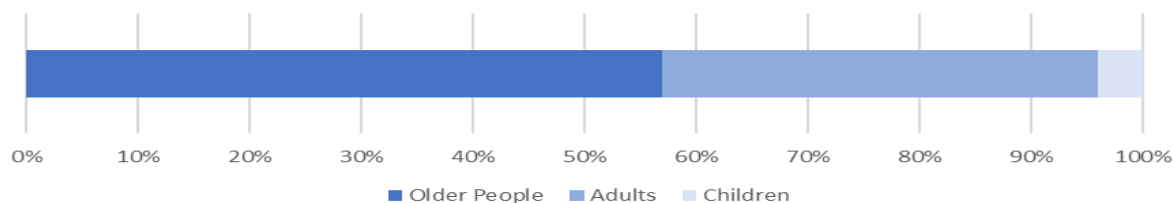
Over the last 4 years, £2.3M of Scottish Government Grant funding has been allocated to enable property adaptations in the social housing sector in Argyll & Bute.

This has enabled 1,143 adaptations to be carried out across 909 properties enabling households to remain independent at home.

Year	Installations	Properties Adapted	Scottish Govt. Grant
2016/17	230	200	£525,000
2017/18	287	245	£560,534
2018/19	315	227	£545,000
2019/20	311	237	£684,000
4 Year Total	1,143	909	£2,314,534

RSL Adaptations 2019/20 by Type of Installation	
Adaptation Type	No. of adaptations
Alterations – Doors (Internal)	19
Alterations – Electrics / Plumbing (Internal)	3
Creation of hard standings/other extensive external alterations (Major)	1
Extension/Alterations: Bedroom/Bathroom (Major)	3
Installations – Door Access (Internal)	4
Installations – Safety Rails (Internal)	112
Installations – Showers / Baths (Internal)	99
Installations – Stair lifts / Hoists (Internal)	9
Installations – Surfaces – Non Slip/ Tactile (Internal)	4
Paths / Steps / Paving (External)	16
Safety Rails (External)	41
TOTAL	311

Client Group receiving Stage 3 Adaptations 2019/20



In 2019/20, 2/3 of all adaptations carried out related to the provision of safety rails 36% and bathroom/shower adaptation (33%).

Wheelchair housing



Pause & reflect:

WHEELCHAIR ACCESSIBLE HOUSING TARGETS 2020

In 2019 the Scottish Government issued guidance to all local authorities requiring them to confirm LHS targets to support the delivery of more wheelchair accommodation across all tenures. Following consultation, Argyll & Bute Council, it was agreed that the SHIP new build target will remain at 10% for all specialist provision and within this target half, i.e. 5% of all new builds, should be specifically for wheelchair.

Regarding private sector new builds, the LHS will promote and encourage developers to deliver similar levels of wheelchair housing as far as possible. Based on total annual completion rates of 200 units over the last 5 years, if a cross tenure 5% target was applied in Argyll & Bute, this would equate to 10 wheelchair accessible homes per annum.

97

Applicants on CHR have Wheelchair Housing as a selected house type

33

Respondents from the 2019 HNDA survey had unmet need for wheelchair suitable housing

10

Wheelchair suitable units would be delivered p.a. based on a 5% target of social and private developments

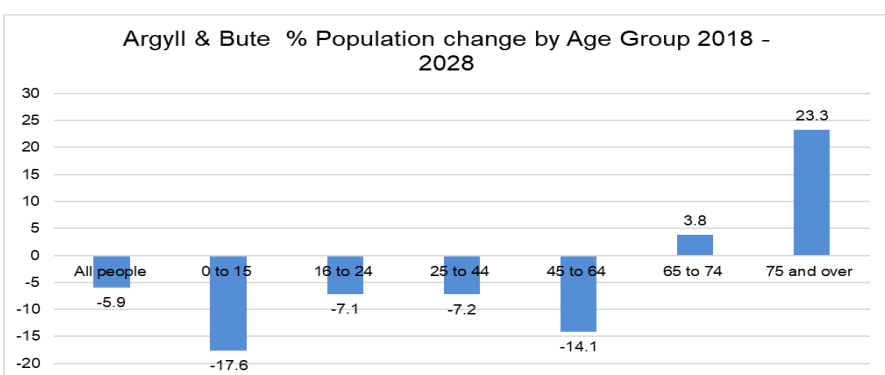
Based on evidence from the HOME Argyll Common Housing Register and the 2019 Housing Need & Demand Survey, it is estimated that approximately 60-70 households may require wheelchair accommodation across Argyll & Bute.

A Housing Need & Demand Survey was carried out by Argyll & Bute Council in 2019, providing statistically robust information on the housing needs, aspirations and circumstances of local households.

In the HNDA survey, of the 332 respondents who identified an unmet housing need for specialist housing in Argyll & Bute, 33 respondents (10%) identified accommodation being suitable for a wheelchair.

LHS Main Issue 3: Specialist Provision & Independent Living

Housing for Older People



With a population change of over 25% for the 65+ age group there will be an increasing demand for housing or housing support for older people in the next 10 years.

With the exception of the 85+ age band in the Cowal HMA, almost all HMAs are projected to have material growth in the 65+ age population over the next 10 years.

2020-2020	0-15	16-24	25-64	65-84	85+
<i>Argyll & Bute</i>	-18%	-5%	-13%	12%	26%
Bute	-28%	-13%	-21%	9%	3%
Coll & Tiree	-52%	-36%	-52%	50%	-11%
Cowal	-23%	-10%	-16%	5%	30%
Helensburgh & Lomond	-21%	-6%	-10%	17%	31%
Islay, Jura & Colonsay	-13%	-16%	-7%	2%	29%
Kintyre	-22%	3%	-16%	5%	10%
Lorn	-13%	-6%	-11%	19%	24%
Mid Argyll	-13%	7%	-14%	10%	39%
Mull & Iona	-3%	10%	-6%	7%	52%

Source: Improvement Services Small Area Population Projections, July 2020

A Housing Need & Demand Survey was carried out by Argyll & Bute Council in 2019, providing statistically robust information on the housing needs, aspirations and circumstances of local households. As part of this study, local households were asked a range of questions on where they would like or need to move home to better suits their needs in the near future.

Just 8% of respondents aged over 65 stated they would like or need to move indicating a high proportion of older people who are settled and intend to remain in their current homes. Of those who do want or need to move, 53% are aged 65-74, with 47% 75+. Overall this equates to approximately 900 older people who want to move home in the short term.

The HNDA survey also explored the needs for specialist forms of housing in Argyll & Bute including housing for older people. This question was posed to all those who stated that they had a life limiting illness or disability.

96% of HNDA respondents expressed no unmet need for specialist housing

The 4% of households life limiting illness or disability and who do require specialist housing equates to 321 households across Argyll & Bute.

Would you currently like to or need to move out of your current property into somewhere else in the next 2 years?

	65-74	75+	Grand Total
Bute	46	0	46
Coll & Tiree	23	11	34
Cowal	46	34	80
Islay, Jura and Colonsay	103	103	206
Kintyre	0	57	57
Lorn	57	138	195
Mid Argyll	23	23	46
Mull and Iona	57	34	92
H&L	115	23	138
Grand Total	470	424	894

HNDA Study, Research Resource 2019

Unmet need for specialist forms of housing	% respondents	Weighted number of respondents	% unmet requirements
Accommodation without stairs	1.00%	96	29%
Sheltered housing (with warden)	0.90%	80	24%
Retirement/ older persons housing	0.70%	62	19%
Residential care/ nursing home	0.40%	36	11%
Accommodation suitable for a wheelchair	0.30%	33	10%
Very Sheltered/ Extra care housing	0.30%	27	8%
Total	4%	334	100%

52% of households with unmet needs for specialist accommodation require sheltered, very sheltered or extra care housing.

Gypsy Travellers



Pause & reflect:

The Council retains a statutory duty to assess the accommodation and support needs of Gypsy/Travellers, and ensure that appropriate provision is available. There are two official sites in Argyll & Bute, owned and managed by ACHA.

22 pitches in total

14

Duncholgan

8

Bayview (Ledaig)

9 Households*

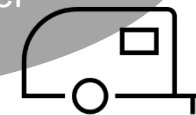
18 individuals*

Average occupancy
2019/20: 41%

* At end of 2019/20, ** reduced due to closure of Cowal Site

The average weekly pitch rent is below the Scottish average, at £52.17 in Argyll & Bute.

The Council continues to support the upkeep of the official sites with grant award to ACHA from the Strategic Housing Fund, which amounts to £140k over the last 4 years



2016/17	£39,660
2017/18	£41,228
2018/19**	£31,001
2019/20	£28,939
4 year total	£140,828

Customer satisfaction within this client group has been significantly higher than the national average, at 100% (ACHA Annual Customer Satisfaction Survey 2019).

ACHA's updated Gypsy/Traveller Strategy for 2019-2022 continues to focus on delivering the site standards set out in Scottish Government/COSLA joint Action Plan: 'Improving the lives of Gypsy/Travellers: 2019-2021'.

One off SG funding of £108k awarded to ACHA for site improvements.

Housing Contribution Statement



Key findings of the Health, Care & Housing Needs Assessment, 2018 in relation to specialist housing included:

Increasing demand for 1/2 bedroom properties with over 75+ population

Increasing demand for aids and adaptations both in RSL and private housing, with resource pressure and waiting list evidenced

Changing care home use means that new care home placements are for people with greater dependency and there are higher turnover rates

More people are managing long term conditions living in their own homes with increasingly complex health and social care needs

Challenges to the provision of Home Care (particularly in some local areas) leading to delayed discharges in hospital

A need for closer working between services at a local level to identify individuals and families in need of specialist housing provision

Falling demand for sheltered/warden housing, with empty properties/voids in some areas

2019/20 was year one of the Argyll and Bute Health & Social Care Partnership's new three-year Strategic Plan which incorporates the current Housing Contribution Statement (HCS) setting out the shared vision, priorities and actions for the Housing, Health and Care sectors up to 2022.

The vision for the HCS is that "People in Argyll and Bute with health and social care needs have access to housing options that maximise their health, wellbeing and independence."

Informed by the findings of the Health, Care & Housing Needs Assessment 2018, the Housing Contribution Statement is focusing on the delivery of the following 5 aims:

There is appropriate and sufficient housing available in each local area to meet the needs of people living there.

People are aware of the availability of different housing options to enable them to make appropriate choices, and are supported to do this if necessary due to learning disability or physical and mental health conditions.

Health and Social Care, Housing Association and Argyll and Bute Council Housing officers are able to work effectively together to promote early housing options appraisal and early intervention and adaptations as required.

Waiting lists for RSL properties (and in particular specialist provision) are managed as efficiently and effectively as possible to maximise availability.

Planning for housing and housing services is based on robust data and information.

Specialist Provision & Independent Living: What are the issues?



Specialist housing profile



Total specialist housing provision across the affordable housing sector totals 1,251 units across Argyll & Bute. In 2019/20 HOMEArgyll landlords and other national/specialist re-lets last year, almost 15% of households (136) allocated new tenancies in some form of specialist accommodation.

Wheelchair housing



Based on evidence from the HOMEArgyll Common Housing Register and the 2019 Housing Need & Demand Survey, it is estimated that approximately 60-70 households may require wheelchair accommodation across Argyll & Bute. A cross tenure 5% target for wheelchair housing in all new builds would result in 10 wheelchair accessible homes per annum being delivered.

Specialist housing requirements



Based on evidence from the HOMEArgyll Common Housing Register and the 2019 Housing Need & Demand Survey, it is estimated that approximately 200-300 households may require specialist forms of housing across Argyll & Bute.

Housing for older people



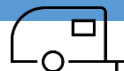
With a population change of over 25% for the 65+ age group there will be an increasing demand for housing or housing support for older people in the next 10 years. Of the current population, 52% of households with unmet needs for specialist accommodation require housing for older people including: sheltered, very sheltered or extra care housing.

Aids & adaptations



Under the Scheme of Assistance, Argyll & Bute Council provides advice and grant funding to people with disabilities in the private housing sector to carry out adaptations to their home via Private Sector Housing Grant. Since 2016, £2.9M of PSHG funding has enabled 554 households to carry out adaptations across Argyll & Bute.

Gypsy Travellers



There are two official sites in Argyll & Bute, owned and managed by Argyll Community Housing Association. The average weekly pitch rent in Argyll & Bute is below the Scottish average, at £52.17 and despite relatively low occupancy levels (41%) there is evidence of high customer satisfaction levels from those who live in official sites.

Specialist housing provision & independent living... What's the problem we're trying to solve?



To build a new Local Housing Strategy, Argyll & Bute Council need to prioritise the main housing issues that need to be tackled to set local priorities that will guide action, partnership and investment moving forward. This briefing has focused on specialist housing provision in Argyll & Bute, presenting evidence on the extent and nature of the problem and progress in tackling it since 2016.

The purpose of the LHS conference is to finalise the main housing issues that require intervention in Argyll & Bute, examine the main issues in detail and generate ideas for action and investment. Key issues for consideration in the Specialist Provision & Independent Living Workshop are:

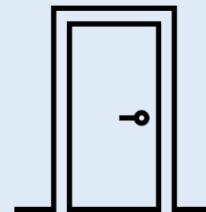
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Is improving the supply specialist housing and promoting independent living a continued LHS priority?



2

What are the main challenges we face in improving specialist provision & enable independent living in Argyll & Bute?



3

What's been proven to work and what are our priorities for action?

