

**From:** Graham Gibbens, Cabinet Member for Adult Social Care  
Anu Singh, Corporate Director of Social Care, Health and Wellbeing

**To:** Scrutiny Committee – 16 October 2017

**Subject:** PROPOSED CHANGES TO FUNDING  
ARRANGEMENTS OF HOUSING RELATED SUPPORT  
AND COMMUNITY ALARMS IN SHELTERED  
HOUSING - 16/00137

**Classification:** Unrestricted

**Past Pathway of Paper:** Social Care, Health and Wellbeing DMT (28th  
September 2016 and 1st March 2017)  
Adult Social Care Committee 20<sup>th</sup> July 2017

**Electoral Division:** All

**Summary:** In anticipation of proposed government changes to the way supported housing will be funded from 2019/20, the county council set out its intention to work with providers to explore alternative funding models in a report to Adult Social Care Cabinet Committee on 20<sup>th</sup> July 2017. This would allow the gradual withdrawal of its contribution to sheltered housing by end of March 2018. This will ensure funding for supported housing can continue on a secure footing when aspects of housing benefit are devolved to local level from 2019/20.

The County Council will continue to meet its Care Act obligations to the residents of sheltered housing and this will be unaffected by the changes.

At the meeting of 20<sup>th</sup> July 2017 Committee endorsed the proposal that the Cabinet member take the decision to

- a) **WORK** in collaboration with current providers to explore and secure alternative funding models, enabling the gradual withdrawal or reduction of the Council's contribution towards housing related support and community alarms in sheltered housing by the end of March 2018 and;
- b) **DELEGATE** authority to the Corporate Director of Social Care, Health and Wellbeing or other nominated officer, to undertake the necessary actions to implement the decision.

In accordance with the report and its Equality Impact Assessment, the agreed actions were carried out including, an event attended by the Cabinet Member for all providers of supported housing, analysis of those impacted by the proposals and meetings with districts and boroughs. The decision was taken by the Cabinet Member on 26<sup>th</sup> September and subsequently published.

## **1. Introduction**

- 1.1 Kent County Council currently provides funding to a number of sheltered housing schemes across the county which forms a partial contribution towards the posts of scheme managers. The remainder is funded via rents and service charges, reflecting the housing management role of these managers. The Council's contribution does not provide personal care, or any form of health or social care, which is funded separately for those with social care needs. A community alarm service is also funded, most of which are hardwired within sheltered housing schemes.
- 1.2 Both elements are universally available to those residents in receipt of Housing Benefit in the schemes, regardless of their needs. The Council's contributions towards these services are due to expire on 31 March 2018.
- 1.3 In light of the government's housing and welfare reform plans, the Council proposed to cease its contribution towards these services in sheltered housing by April 2018.
- 1.4 A provider event was held on 19th July, facilitated by an independent consultancy organisation, designed to inform, engage and support providers to prepare for the transitional arrangements via housing benefit. The Cabinet Member attended the event and in his address stated that the council will continue to meet its obligations under the Care Act. A copy of the address is contained with Appendix 1.
- 1.5 The proposed decision was discussed at Adult Social Care Cabinet Committee on 20<sup>th</sup> July 2017. At the meeting, the committee was advised that the Cabinet member planned to continue to visit affected districts.
- 1.6 The committee resolved that the decision proposed to be taken by the Cabinet Member for Adult Social Care to:
  - a) work in collaboration with current providers to explore and secure alternative funding models, enabling the gradual withdrawal or reduction of the Council's contribution towards housing related support and community alarms in sheltered housing by the end of March 2018; and
  - b) delegate authority to the Corporate Director of Social Care, Health and Wellbeing or nominated office, to undertake the necessary actions.should be endorsed.
- 1.7 Following meetings with 5 districts, the decision as outlined was taken and published on 26th September 2017 and the Cabinet Committee of 29<sup>th</sup> September was advised accordingly.

## **2. Financial Implications**

- 2.1 At the time of the Cabinet Committee of 20<sup>th</sup> July, the value of the contracts for sheltered housing was £2.78m. This was confirmed in the Cabinet Committee report and by the attending officer. Should the work referred to in the decision

be carried out as intended, these contracts would come to an end on March 31<sup>st</sup> 2018 and the county council will save the full contract amount in 2018/19.

- 2.2 The Cabinet Member and Corporate Director made reference to a savings target for 2017/18 set out in the Medium Term Financial Plan of £1.7m.

### 3. Data

- 3.1 The report and its Equality Impact Analysis (EqIA) make reference to the way that sheltered housing has changed over time. The accommodation strategy for adult social care “Better Homes: Greater Choice” acknowledges this change, stating that

*“Evidence on lettings within the sheltered stock owned and managed by local authorities and housing associations in the County suggests that there is an issue with the popularity of some schemes leading to voids and consequently the letting of these properties to younger ....people... In 2013, over one third of sheltered lettings were to people under the age of 65. A small number were let to people aged 45-55. “*

#### **Kent Home Choice data**

Similarly, reports from a national perspective, such as those produced by the Joseph Rowntree Foundation and the Chartered Institute of Housing, point to increase in the number of younger entrants into sheltered housing.

- 3.2 The County Council's obligations under the Care Act are unaffected by these changes. The council will continue to provide care assessments to those in sheltered housing who need them.
- 3.3 The County Council routinely collects data from its commissioned services in relation to the performance and outcomes for those services. In addition, as outlined in the EQIA, detailed questionnaires were sent to providers in May 2017. The data used in the analysis has been supplied by contract holders and in the case of the contracts held by Canterbury, Dover and Shepway district council, by East Kent Housing Association.
- 3.4 The Canterbury data is as follows:-  
442 people were in receipt of a KCC funded support service  
5 people were under 50 – 2 of these have had a care assessment under the Care Act and their care needs are being addressed with appropriate care packages.  
The data further shows that demographic in sheltered housing is changing:-  
2009/10 0.5% under 60 in 585 units  
2016/17 2.24% under 60 in 447 units
- 3.5 The Shepway data is as follows:-  
571 people were in receipt of a KCC funded support service  
8 people were under 50 – 2 of these have had a care assessment under the Care Act and their care needs are being addressed with appropriate care packages.

2009/10 1.4% under 60 from 514 units  
2016/17 3.9% under 60 from 514 units

- 3.6 The Dover data is as follows:-  
216 people were in receipt of a KCC funded support service  
4 people were under 50 – 2 of these have had a care assessment under the Care Act and their care needs are being addressed with appropriate care packages.

2009/10 0% under 60 from 266 units  
2016/17 1.5% under 60 from 266 units

#### **4. Conversations with Districts**

- 4.1 At the Cabinet Committee meeting on 20<sup>th</sup> July, the Cabinet Member indicated that further meetings with the districts was planned.
- 4.2 The Cabinet Member met with districts as follows:-  
Maidstone Borough Council 25<sup>th</sup> July  
Gravesham Borough Council 26<sup>th</sup> July  
Shepway and Dover District Councils 7<sup>th</sup> September  
Canterbury City Council 13<sup>th</sup> September
- 4.3 These visits were referenced in the Record of Decision of 26<sup>th</sup> September.

#### **5. Equality Impact Assessment**

- 5.1 The completed Equality Impact Assessment which was submitted with the report for meeting on 20 July 2017 outlined findings to date and it included the action plan that showed the further work necessary.  
The action plan identified three actions needed.
- To work with providers to identify those who may be impacted
  - To carry out care needs assessments where required in accordance with the Care Act
  - To host a workshop to support providers in transition.
- 5.2 These actions were carried out as products of the EQIA.
- 5.3 In the action plan, the council undertook to work with providers to identify those residents who may be impacted. The work carried out has shown that with the exception of those tasks undertaken to administer the contract, such as preparing contractual performance returns and submitting them to the council, all of the tasks to assist residents that are being undertaken under the contract can be described as intensive housing management and are therefore eligible to have their costs met via housing benefit. This eligibility is true irrespective of the age, gender or disability of the service recipients.
- 5.4 The work undertaken via the action plan revealed one scheme where tasks were being undertaken that were not eligible for council funding under the

current contract nor eligible to be described as intensive housing management payable via housing benefit. The council is in conversation with this provider to find alternative means for this help to be provided.

- 5.5 The council's social care data shows that care assessments in sheltered housing are taking place and that those who have eligible needs are having these needs met. An event was held for providers on 19<sup>th</sup> July to support them with the transition and a specialist adviser made available. At the event the Cabinet Member reiterated to all providers that the council will continue to meet its obligations under the Care Act to those who live in sheltered housing.
- 5.6 The work arising from the EQIA action plan informed the visits made with local authorities following Cabinet Committee on 20<sup>th</sup> July and the final decision made by the Cabinet Member on 26 September.

## **6. Alternative Options**

- 6.1 Whilst the LGA report does contain recommendations, the county council cannot assume that the new national funding model will follow suit.
- 6.2 The analysis carried out for the EQIA has demonstrated that the assistance provided in sheltered housing is eligible to be funded via housing benefit.
- 6.3 The opportunity exists now to prepare providers for the new national funding regime and maximise the new opportunity. The mechanism proposed is has been followed locally here in Kent and nationally.

## **7.0 Reporting Back**

- 7.1 In the Cabinet Committee meeting of 20<sup>th</sup> July, the Cabinet Member undertook to meet with local districts before taking his decision.
- 7.2 The meetings were held as outlined in 4.2 of this report and referenced in the decision report.
- 7.3 At the Cabinet Committee on 29<sup>th</sup> September the Cabinet Member reported that he had taken the decision as discussed and endorsed at the Cabinet Committee of 20<sup>th</sup> July and also following the visits to 5 districts as described elsewhere in this paper.

## **8. Conclusion**

- 8.1 The County Council has acknowledged that the way that sheltered housing is used and provided is changing nationally. At the same time, new national arrangements for the funding of all supported housing, including sheltered housing, is imminent.

- 8.2 In anticipation of these changes, the Council proposed to work collaboratively with providers to establish alternative mechanisms of funding. This would enable the council to cease its contribution towards these services housing related support and community alarms in sheltered housing by April 2018 and to ensure that the opportunity to use the proposed newly devolved funding is maximised. An Equality Impact Assessment was undertaken and an action plan produced.
- 8.3 The proposed decision was discussed and endorsed at Adult Social Care Cabinet Committee on 20<sup>th</sup> July 2017.
- 8.4 Work undertaken via the Equality Impact Assessment Action plan identified that all of the tasks that are being undertaken to assist residents under the contract can be described as intensive housing management and are therefore eligible to have their costs met via housing benefit. This eligibility is true irrespective of the age, gender or disability of the service recipients.
- 8.5 A provider event was held on 19 July, facilitated by an independent consultancy organisation, designed to inform, engage and support providers to prepare for the transitional arrangements via housing benefit.
- 8.6 The County Council will continue to meet its Care Act obligations to the residents of sheltered housing and this will be unaffected by the changes.

## **9. Background Documents**

Budget Book 2017/18

[http://www.kent.gov.uk/\\_data/assets/pdf\\_file/0006/66534/budget-book-2017-18.pdf](http://www.kent.gov.uk/_data/assets/pdf_file/0006/66534/budget-book-2017-18.pdf)

Kent Social Care Accommodation Strategy, Better Homes: Greater Choices

[http://www.kent.gov.uk/\\_data/assets/pdf\\_file/0018/14634/Kent-social-care-Accommodation-Strategy.pdf](http://www.kent.gov.uk/_data/assets/pdf_file/0018/14634/Kent-social-care-Accommodation-Strategy.pdf)

Social Care, Health and Wellbeing Community Support Market Position 2016

[http://www.kent.gov.uk/\\_data/assets/pdf\\_file/0004/60475/The-Social-Care,-Health-and-Wellbeing-Community-Support-Market-Position-Statement-FULL-statement.pdf](http://www.kent.gov.uk/_data/assets/pdf_file/0004/60475/The-Social-Care,-Health-and-Wellbeing-Community-Support-Market-Position-Statement-FULL-statement.pdf)

Strategic Statement 2015-2020, 'Increasing Opportunities Improving Outcomes'

<http://www.kent.gov.uk/about-the-council/strategies-and-policies/corporate-policies/increasing-opportunities-improving-outcomes>

Accommodation for Adult Social Care 'Better Homes: Greater Choice'

<http://www.kent.gov.uk/about-the-council/strategies-and-policies/adult-social-care-policies/accommodation-strategy-for-adult-social-care>

Chartered Institute of Housing "New Light Through Changing the Face of Old Windows. Sheltered Housing"

<http://www.cih.org/resources/PDF/presentations/arch2015/Anne%20folder/South%20West%20Conf/Kieran%20Colgan.pdf>

Joseph Rowntree Foundation “Supported Housing for Older people in the UK”  
<https://www.jrf.org.uk/report/supported-housing-older-people-uk-evidence-review>

Adult Social Care Committee 20<sup>th</sup> July – Report  
<https://democracy.kent.gov.uk/documents/g7749/Public%20reports%20pack%2020th-Jul-2017%2013.30%20Adult%20Social%20Care%20Cabinet%20Committee.pdf?T=10>

Adult Social Care Committee 29<sup>th</sup> September – Verbal Update  
<https://democracy.kent.gov.uk/ieListDocuments.aspx?CId=896&MId=7750&Ver=4>

Record of Decision  
<https://democracy.kent.gov.uk/ieDecisionDetails.aspx?ID=2086>

Appendix 1 Future Funding of Supported Housing Event 19.07.17 Address by Cabinet Member

## **10 Contact details**

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## **Appendix 1 Future Funding of Supported Housing Event 19.07.17 Address by Cabinet Member**

Good morning everyone. My name is Graham Gibbens and I am the Cabinet Member for Adult Social Care at Kent County Council.

I'm delighted to welcome you all to the Kent County Showground today, to what I am sure will be the first of many conversations about the future funding of supported housing. It's very pleasing to see such a diverse range of provider organisations represented – I have already met colleagues from local authorities, housing associations and charitable organisations. We are certainly very fortunate to have you all, delivering such important services to the vulnerable people of Kent.

Of course, the council will always meet its obligations under the Care Act. We know just how valuable these preventative services are. We currently invest over £55m in supported housing and housing related support. Together with our partners in the district authorities and other public bodies, including many of you here today, we have set out a joint accommodation strategy for social care with a clear message about our future ambitions to deliver more supported housing for those who need it here in Kent.

Our plans for accommodation are just one of the ways in which we will deliver our vision and strategy for adult social care for the next four years. Called "Your Life, Your Wellbeing" if you haven't yet had an opportunity to read it I urge you to take a look on our website.

We want to make sure that older and vulnerable residents are safe and supported with choices to live independently and to do this, we will concentrate on three main themes.

- Promoting wellbeing
- Promoting independence
- Supporting independence

Through its evidence review and consultation, Government has also clearly signalled the importance of supported housing now and in the future. The roll out of Universal Credit and the need to improve how supported housing can be planned for, commissioned and delivered locally in an era of growing demand and a tighter public spending climate are just two pressing reasons in the case for change. That change is coming very soon and we want to do all we can to make sure you and your vital services are ready.



I'm very pleased that the county council is able to support you in this by bringing renowned and respected experts, **Support Solutions**, to deliver the seminar today. We hope that you will find the session with them useful and that you will join us in making sure we do everything we can to put the future of supported housing on a secure footing.

Lastly I am very pleased to welcome representatives of **Kent Housing Group** to our event. As "The Voice of Housing in Kent" Kent Housing Group has a proud and unrivalled track record in raising the profile of housing issues in Kent at regional and national level. I think you will find what they have to offer very interesting indeed.

All that remains for me is to thank you for attending the event and hope that it provides you with plenty of food for thought about how we might best put these vital services on a secure footing for the future.

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