

## CABINET

### REPORT OF THE PORTFOLIO HOLDER FOR HOUSING

7 OCTOBER 2022

#### **A.4 AGREEMENT WITH ESSEX COUNTY COUNCIL TO USE SHELTERED HOUSING FLATS FOR THE PROVISION OF SHORT TERM ACCOMMODATION FOR THOSE LEAVING HOSPITAL CARE**

##### **PART 1 – KEY INFORMATION**

###### **PURPOSE OF THE REPORT**

To seek approval from Cabinet for an agreement with Essex County Council regarding the use of Sheltered Housing long-term void flats, to be used for qualifying individuals for up to a 12-week stay.

###### **EXECUTIVE SUMMARY**

- A 12 month pilot scheme has seen four otherwise vacant sheltered flats owned by the District Council used as temporary accommodation for persons leaving hospital care and unable to return home in partnership with Essex County Council.
- The pilot was funded by the North East Essex Health and Wellbeing Alliance and facilitated a 12 week stay for those in need of interim accommodation. The scheme reduced the length of hospital stays and provided a cheaper option to care home placements.
- It is now proposed to extend the pilot for a further three years using two sheltered flats at Kate Daniels House in Weeley but with the option to extend beyond three years or to additional flats if required.
- Approval is sought for the principal of using otherwise vacant District Council sheltered flats for temporary accommodation and alternative housing purposes and to enter into an agreement with Essex County Council for the joint arrangements.

###### **RECOMMENDATION(S)**

**It is recommended that Cabinet:**

- (a) approves the principle of using vacant sheltered housing flats for the provision of short term accommodation for those leaving hospital care and, or, whose principle home is unavailable;**
- (b) subject to (a) approves entering into an agreement with Essex County Council to formalise the arrangement to use two flats at Kate Daniels House, Weeley for a period of three years for the temporary accommodation;**
- (c) authorises the Corporate Director for Operations and Delivery in consultation with the Housing Portfolio Holder to agree the terms of the agreement with Essex County Council; and**

**(d) authorises the extension of that agreement to further flats and other schemes or beyond the three year period should there be a demonstrated need and mutual agreement to do so.**

**REASON(S) FOR THE RECOMMENDATION(S)**

Officers believe that the two properties are likely to remain void for the foreseeable future due to historic low demand for this site and that entering into this agreement will generate an income to the Housing Revenue Account and help alleviate problems caused by an individual not being able to return to their home.

**ALTERNATIVE OPTIONS CONSIDERED**

Not to enter into the agreement and to leave the properties void.

**PART 2 – IMPLICATIONS OF THE DECISION**

**DELIVERING PRIORITIES**

The Corporate Plan priorities include building sustainable communities for the future, building and managing our own homes and to use assets to support priorities.

The Council’s Housing Strategy adopted in October 2020 has delivering homes to meet the needs of local people as one of its key strategic priorities.

Managing public money effectively meaning value for money principles are embedded in the delivery of all our services.

**OUTCOME OF CONSULTATION AND ENGAGEMENT**

Consultation has been undertaken with:

Essex County Council and the District Council’s Housing Team support the proposal following a successful year long Pilot Project that was well received by residents of the scheme.

The Chair of the Tenants’ Panel who agreed to the principle of maximising the use and occupation of our properties to those in need.

**LEGAL REQUIREMENTS (including legislation & constitutional powers)**

Is the recommendation a Key Decision (see the criteria stated here)	YES/NO	If Yes, indicate which by which criteria it is a Key Decision	<input type="checkbox"/> Significant effect on two or more wards <input type="checkbox"/> Involves £100,000 expenditure/income <input type="checkbox"/> Is otherwise significant for the service budget
		And when was the proposed decision published in the Notice of forthcoming decisions for the Council (must be 28 days at the latest)	13 May 2022

		<b>prior to the meeting date)</b>	
<p>Those individuals who will be offered a place in the scheme by Essex County Council will be issued with a temporary non-secure tenancy. The temporary tenancy is granted, following the County Council formally asking the District Council for co-operation with the provision of care and support to a specific group of adults to improve their wellbeing and the quality of care that they receive. Section 6 of the Care Act 2014 places a reciprocal duty on ECC and TDC to co-operate with each other for these purposes.</p> <p>The tenancy agreement requires the individuals to abide by the same rules as other sheltered housing tenants with the exception that they are not liable for rent or service charges as these have been funded already as part of the scheme.</p> <p>The properties used will remain within the Housing Revenue Account and under the management of the Council's Tenancy Management service.</p>			
<input type="checkbox"/>	<b>The Monitoring Officer confirms they have been made aware of the above and any additional comments from them are below:</b>		
<p>The Monitoring Officer is aware of this project and was involved in drafting of the original tenancy documentation for the pilot and so long as the principles established in the initial arrangements remain the same, they are content with the pilot being formalised for a longer period. It is important that whilst the properties remain within the Housing Revenue Account, they are used for housing purposes and within the legislation which regulates their use.</p>			
<b>FINANCE AND OTHER RESOURCE IMPLICATIONS</b>			
<b>Finance and other resources</b>			
<p>The use of the two properties by Essex County Council for qualifying individuals will generate an annual income of £12,936 per unit, per year and this will cover rent, associated service charges and officer time. This income will be paid by ECC to TDC and accounted for within the Housing Revenue Account.</p>			
<b>Risk</b>			
<p>Officers have not identified any significant risk associated with the proposal.</p>			
<input checked="" type="checkbox"/>	<b>The Section 151 Officer confirms they have been made aware of the above and any additional comments from them are below:</b>		
<p>The Section 151 Officer is aware of the project and does not have any comments over and above those already in the report.</p>			
<b>USE OF RESOURCES AND VALUE FOR MONEY</b>			
<p>The following are submitted in respect of the indicated use of resources and value for money indicators:</p>			
<p>A) Financial sustainability: how the body plans and manages its resources to ensure it can continue to deliver its services;</p>		<p>Refer to finance and other resource implications</p>	
<p>B) Governance: how the body ensures that it makes informed decisions and properly manages its risks, including; and</p>		<p>Refer to legal requirements</p>	

C) Improving economy, efficiency and effectiveness: how the body uses information about its costs and performance to improve the way it manages and delivers its services.	Refer to finance and other resource implications
<b>MILESTONES AND DELIVERY</b>	
Subject to Cabinet approval, anticipated start date for the arrangement will be mid October 2022.	
<b>ASSOCIATED RISKS AND MITIGATION</b>	
Officers have not identified any significant risk associated with the proposals.	
<b>EQUALITY IMPLICATIONS</b>	
The proposal does not impact on the protected characteristics of any individuals.	
<b>SOCIAL VALUE CONSIDERATIONS</b>	
None identified	
<b>IMPLICATIONS FOR THE COUNCIL'S AIM TO BE NET ZERO BY 2030</b>	
The proposals do not impact on the Council's aim to be net zero by 2030.	
<b>OTHER RELEVANT CONSIDERATIONS OR IMPLICATIONS</b>	
Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.	
<b>Crime and Disorder</b>	None noted
<b>Health Inequalities</b>	None noted
<b>Area or Ward affected</b>	Weeley and Tendring Ward

### **PART 3 – SUPPORTING INFORMATION**

<b>BACKGROUND</b>
<p>TDC Housing have 31 flats at Kate Daniels House sheltered housing scheme in Weeley and one is currently void. Seven sheltered flats are void in other schemes which is a significant reduction as the number of unoccupied sheltered properties has been much higher in recent years. The reduction in voids can be attributed to work undertaken by the Housing Allocations Team.</p> <p>Demand for the void flats from the Housing Register has generally now been exhausted and so entering into a longer term agreement with Essex County Council (ECC) for the use and occupation of the flats for up to 12 weeks for qualifying individuals would make good use of our assets and provide an income to the HRA that otherwise may not be received.</p> <p>A pilot project operated in partnership between Tendring District Council and ECC has been successfully running since April 2021 making use of four flats in different sheltered housing schemes in the district. This has now been reduced to two flats at Kate Daniels house in Weeley. Initially this was a twelve month arrangement that has been extended for the period between May 2022 and October 2022 to allow for this decision to be considered.</p>

ECC working with health partners identify individuals to take part in the project, they then provide the necessary care and support for them along with assistance in helping to solve the housing problems that prevent the individuals from returning to their principal home. A multi-disciplinary team has been set up between the TDC and ECC and other relevant organisations to provide a package of support aimed at helping an individual return to independent living in their own home. Support provided by TDC does not extend to the provision of care or personal support. Such care or support packages may be put in place by ECC depending upon individual needs.

Eligibility to take part in this pilot project in the most basic sense is that an individual currently admitted to hospital is unable to return to their principal home as it is unsuitable for them, or where an adult is at risk of a clinically unindicated admission due to housing issues, perhaps due to the need for a home adaptation or for other reasons such as disrepair or difficulties caused by hoarding. An individual will be accommodated by the pilot project for a maximum duration of 12 weeks following or during which they will be expected to return to their principal home or be re-housed elsewhere. During the 12 week period the multi-disciplinary team work to make their principal home suitable for them to return to.

Acceptance onto the project is at the final discretion of TDC, following referral from ECC and the individuals will be expected to abide by normal tenancy conditions with the exception that rent and other charges are funded through the project.

Thirty two referrals have been made to the Housing Pilot, sixteen of which were accepted onto the scheme and freed up hospital beds, resulting in savings to ECC for providing the most appropriate service for the adult's needs of £39,570.

The current resource available to people leaving hospital with identified care needs is limited and invariably the result is an interim residential care placement at significant cost to the person and the Local Authority and is usually contrary to the persons wishes, outcomes and aspirations. The cost of a Local Authority contracted placement is around £650 per week and there is also cost to the person for temporary placements of around £120 depending on their income.

The Pilot Project has enabled ECC's Discharge to Assess Team to identify a number of adults that would have otherwise been supported into temporary residential care to be housed in our long-term void properties. Often the person did not have the level of needs that would warrant a 24 hour residential placement, however their housing situation coupled with their needs meant that the available options to support timely discharge were limited. The situation and circumstances surrounding the people has been varied and although not exhaustive the following themes were identified:

- Amputee following hospital stay and accommodation not suitable to return,
- Had no fixed abode and/ or staying with others/ marital breakdown,
- Home no longer appropriate following hospital discharge,
- Home not habitable,
- Homeless following hospitalisation due to not being able to return to property and no secure tenancy in place,
- Mental Health and associated difficulties.

The majority of the people have been over the age of 65, however there are adults under this age range who have faced unfortunate health conditions leading to significant changes in care and housing needs, for example amputees.

Other clear benefits to those that have accessed the Pilot Scheme include a number of individuals who achieved positive outcomes and are now less dependent on other services. This is likely because they have increased levels of confidence, greater engagement in their community and feelings of citizenship, inclusion and hope for the future.

#### **PREVIOUS RELEVANT DECISIONS**

Corporate Director decision to enter into the pilot scheme 13<sup>th</sup> February 2020.

May 2022 - to enter into a 3 month extension Health Alliance Funded Housing Pilot with Essex County Council, Corporate Director (Operations and Delivery)

#### **BACKGROUND PAPERS AND PUBLISHED REFERENCE MATERIAL**

None

#### **APPENDICES**

None

#### **REPORT CONTACT OFFICER(S)**

<b>Name</b>	<b>Matthew Wicks</b>
<b>Job Title</b>	<b>Housing Manager</b>
<b>Email/Telephone</b>	<a href="mailto:mwicks@tendingdc.gov.uk">mwicks@tendingdc.gov.uk</a> <b>01255 686483</b>