

NORTH LANARKSHIRE COUNCIL

REPORT

TO: HOUSING COMMITTEE AND SOCIAL WORK COMMITTEE	SUBJECT:
FROM: DIRECTOR OF HOUSING AND PROPERTY SERVICES DIRECTOR OF SOCIAL WORK	BIELD HOUSING ASSOCIATION VERY SHELTERED UNIT EAST STEWART GARDENS MUIRYHALL STREET COATBRIDGE
DATE: 8 June 1999 (Social Work Committee)	
16 June 1999 (Housing Committee)	

1.0 Purpose

1.1 The purpose of this report is to inform committee on the progress which is being made at the development at East Stewart Gardens , Muiryhall Street , Coatdyke , Coatbridge . The development which involves a Very Sheltered Housing scheme and a day centre is being built by the Bield Housing Association . The anticipated completion date for the construction work is the middle of June .

1.2 The report provides information on the background to the development , the role and contribution which these new service developments can make to the Council's policies and strategies , and progress on the work which has been done to date to ensure that the services provided at the Coatdyke development are consistent with these policies and strategies .

2.0 Background

2.1 Further to the closure of a residential home for older people in Coatbridge in the early 1990s , agreement was reached to the establishment of a replacement resource in partnership with a housing association . It was further agreed that this would comprise care housing for older people and a day care unit . Whilst the two services would be located on the same site and it was recognised that some of the residents of the of the care housing might use the day care service , it has always been the intention that the two services would function largely independent of each other . A separate report on the proposals for the day care service will be submitted to Committee in due course.

2.3 Further to negotiations with a number of potential providers , Bield Housing Association were subsequently identified as the partnership organisation for the development . Subsequently commencement of the building works took place in early 1998 .

3.0 Very Sheltered Housing

3.1 Community care legislation and the Council's community care policies recognise that most people, including older people with social and personal care needs wish to be supported to remain living in their own homes, rather than being admitted to some form of residential/institutional care. Where this is not possible local authorities are expected to work together to provide and develop alternatives to institutional care which are as homely as possible, community based and which seek to promote the person's independence as much as possible.

3.2 Housing and housing agencies have a key role and contribution to make to community care, something which was emphasised in the 1994 Scottish Office Circular "Community Care - The Housing Dimension". This has been reflected within North Lanarkshire by the development of a Joint Accommodation Strategy, as part of the Council's Community Care plan. More recently this has been re-enforced in the government's recent publications "Modernising Community Care - An Action Plan", and "Modernising Community Care - The Housing Contribution."

These reports emphasised the need for further progress to be made on an interagency basis in pursuit of the community care agenda, and in particular stressed the importance of a joint approach to housing needs to allow greater progress to be made in shifting the balance of care away from institutional care.

3.3 Very Sheltered Housing (or Extra Care Housing as it is also known) is a comparatively new housing form. As its name implies, it provides a more intensively supported living environment than sheltered housing. The main additional elements are as follows:

- it should provide barrier free accommodation, including special bathroom facilities;
- a higher level of staff cover and staff support;
- the provision of a meals service of at least one meal per day;
- it should be targeted to people who have and are assessed as having a high level of community care needs;
- it should offer a "home" and community based alternative to people who would otherwise require to be accommodated in residential or nursing care.

3.4 If very Sheltered Housing is to offer both a more desirable and more cost beneficial alternative to residential care and in some circumstances nursing home care, then it requires to be targeted on people who have needs which are approaching or are similar to the following level:

- you cannot support yourself in your daily living, or be supported by your carers in your own home with help from health and social care services;
- your needs are not complicated or severe enough to need continuing or specialised nursing care;
- you cannot dress or bathe and go to the toilet without routine help;
- you need help using aids or appliances;

- you are unsteady on your feet and sometimes fall;
- you are vulnerable and/or at risk of physical injury; and/or
- you have a mental health problem such as mild dementia or depression and need regular supervision.

3.5 In addition to the above criteria in certain instances very Sheltered housing may be suitable as an alternative for people who have nursing needs which could be met by community nursing services.

4.0 East Stewart Gardens

4.1 There are 27 flats within the development, 14 one person and 13 double flats, suitable for a couple or a single person. All the accommodation is barrier free. Successful applicants will be offered full tenancies and will receive a housing management service from Bield. Each flat has its own kitchen and kitchen facilities, although the tenants can opt for a meals service (comprising lunch and dinner, but not breakfast).

4.2 The following staff will be employed by Bield at the development:

- i. Residential Scheme Manager;
- ii. Depute Manager;
- iii. 4 Scheme Assistants;
- iv. Cooks/Domestics.

The staff team will be on duty during the day seven days per week. A staff member will be on call each evening/night to respond to emergencies. In addition each flat will be linked to Bield's Community Alarm Service. The role of the Bield staff group is to provide housing support and main meals. The Social Work Department in liaison with Health personnel will be responsible for ensuring respectively that any social care and community nursing needs are met. Discussions have now commenced with the Lanarkshire Primary Care NHS Trust with a view to ensuring a co-ordinated and integrated service to the tenants accommodated in the scheme.

5.0 The Allocation Process

5.1 Close liaison and working arrangements have been established between the Housing and Property Services, and Social Work Departments and Bield. Nominations are split between Bield, as the provider, and the Council. Agreement has been reached that the allocation system will take account of the following factors:-

Housing
Support Needs
Health Needs

Medical
Attitude
Age

Daily Living Needs
Care Needs

and the overall position will aim to ensure that tenancies are allocated to those applicants with the greatest needs. The Council has been asked to make 15 nominations.

5.2 The development has attracted considerable interest and there have been in excess of 90 applications. In addition to Bield's own publicity, action has been taken within the Housing and Social Work Departments to try to ensure that existing service users, and those working with them, who might benefit from very sheltered housing were made aware of the development. This included all existing sheltered housing residents and applicants, and the social work department's Intensive Home Care Project.

5.3 The sheltered housing allocation system of the former Monklands District Council was amended to reflect the differences with very sheltered housing and this has been used to develop a standard initial screening approach to be given to all the applicants.

5.4 This initial screening process is nearly finished. Once concluded, this will allow the 27/30 applicants who appear to have needs most in line with the criteria outlined at paragraphs 3.4 and 3.5.

For those applicants (the majority), who are already in receipt of social care services, community care review assessments will be undertaken to ensure that appropriate care packages are put in place once they move to East Stewart Gardens. For the remaining applicants, full initial community care assessments will be undertaken for the same purpose, but also as a means of ensuring that the applicants have needs which meet the criteria outlined at paragraphs 3.4 and 3.5.

5.0 Recommendations

5.1 Housing Committee is asked to note that it is estimated that the site will be available for letting in July 1999.

5.2 Committee is asked to approve the allocation process outlined in this report as a method of providing the Council nominations to the Housing Association.

6.0 Background Papers

6.1 Available within the Housing and Social Work Departments.

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