

NORTH LANARKSHIRE COUNCIL

REPORT

<p>To: HOUSING & PROPERTY SERVICES COMMITTEE</p>	<p>Subject: ASSISTED LIVING DEVELOPMENT, AIRBLES ROAD, MOTHERWELL</p>
<p>From: DIRECTOR OF HOUSING AND PROPERTY SERVICES</p>	
<p>Date: 20 March 2001</p>	<p>Ref: TMcK/PH</p>

1. Introduction

- 1.1 The purpose of this report is to update Committee on the proposals for the allocation and staffing of the new Assisted Living Development that is currently being built by the Council at Airbles Road, Motherwell.
- 1.2 The report also seeks Committee approval for the funding arrangements which take into account the changes being introduced to Housing Benefit by the Supporting People guidance.

2. Background

- 2.1 The Assisted Living Development at Airbles Road is scheduled for completion in Summer 2001. It will provide 30 self contained units, on two levels, with associated communal facilities. All the units are being built to barrier free standards and will be wheelchair accessible. The communal facilities include a large common room area; treatment room, which will have facilities for assisted bathing; and an enclosed courtyard garden area.
- 2.2 The aim of the Assisted Living Development is to provide high quality accommodation to older people who are able to live independently with support. It is anticipated that the development will provide an alternative to residential care for some people and support packages will be agreed for each person. As residents get frailer support packages can be increased thus minimising the need for residents to move to institutional accommodation.
- 2.3 The complex will be staffed during the day and will be covered by the Alert service at all other times. Individuals who require additional support at night will receive this as part of their individual support package, which will be agreed with Social Work prior to their admission.
- 2.4 A project group has been established with housing and social work representatives to ensure co-ordination of housing and support services and agree procedures for the allocation of tenancies within the complex. The following recommendations have therefore been agreed with the Social Work Department.

3. Allocation Procedure

3.1 Criteria

3.1.1 The Assisted Living Development is designed for older people who:

- Require accommodation that is suitable for people with mobility problems and are living in housing that cannot be adapted to meet their needs
- Are able to live independently with support
- Would benefit from the additional social interaction available within the development
- Are vulnerable and would benefit from the 24 hour alarm cover and support of on-site staff.

3.1.2 It is not suitable for people with dementia or nursing care needs, but may be an alternative for people who would otherwise meet the criteria for residential care.

3.2 Allocation Process

3.2.1 Properties will be allocated on the basis of need following an assessment by housing staff and in consultation with the Council's medical advisor and social work staff. A points system will then be used to ensure applicants who meet the criteria outlined above and who have the greatest need receive priority for housing within the complex. Where applicants with the same points total are at the top of the list it is expected the applicant with the longest waiting time would receive priority. The proposed points scoring system is outlined in Appendix 1.

3.2.2 Applicants who are on the waiting list for a sheltered house in the Motherwell area will automatically be considered for the Airbles Road development, although it is likely they will be re-assessed to ensure consistency with any new applications.

3.2.3 Social Work will undertake an assessment, or review existing assessments, to ensure that all tenants receive an appropriate package of care which is funded and agreed, prior to the tenant taking up an offer of tenancy.

4. Staffing

4.1 Each individual will have an individual package of care agreed with the Social Work Department prior to taking up a tenancy within the complex. However in order to make best use of resources and achieve economies of scale it is proposed to have a small on site staff to provide general support, a cleaning service, organise activities and visiting services and ensure that all residents are receiving the support and assistance they require. The team will also respond to alarm calls during the day, with this service provided by Alert at all other times, unless the individual has night cover as part of their support package.

4.2 It is proposed that the on-site staff team comprise of:

- 1 x full time Project Manager – Grade Res 4 - 5
- 2 x part time (20hrs p/w) Project Assistants – Grade Res 3
- 2 x full time cleaners

The job descriptions and grades for the Project Manager and Project Assistants have been discussed and agreed with the Head of Personnel Services.

- 4.3 It is envisaged that the Project Manager will have a wider remit and responsibilities from the existing sheltered housing wardens. This will include the management of the complex and on site team; ensuring that residents support needs are properly identified, assessed and reviewed, contributing to the allocation process and ensuring that activities and visiting services are organised.
- 4.4 In order to make best use of the home support service it is proposed that on site cleaners should be employed who, in addition to cleaning communal areas, could also provide a basic cleaning service to tenants who have been assessed as requiring this service. The cleaning of individual tenants houses would be charged to the individual tenant but would be eligible for Transitional Housing benefit under the Supporting People arrangements. Further details of the proposed funding arrangements are outlined in section 5.

5. Funding Arrangements

- 5.1 In order to make best use of resources available to the Council, and ensure consistency of approach with services provided to existing sheltered housing tenants and charging policies adopted by the Social Work Department, it is proposed to allocate the revenue costs between property rental charges and direct service charges to the tenant. All charges, except the communal heating charge, are eligible for Transitional Housing Benefit under the Supporting People arrangements.
- 5.2 Provision has been made within the 2001/02 HRA Revenue estimates to take account of the costs associated with implementing the recommendations of this report.
- 5.3 The proposed allocation of charges is outlined in Appendix 2. This approach is summarised below:
- The cost of the Project Manager would be pooled across all rent payers reflecting the current practice in traditional sheltered housing schemes. This also reflects the fact that the majority of the Project Manager's duties relate to property management and helping tenants maintain their tenancies, rather than direct support to clients.
 - The cost of the Project Assistants would be charged across all residents of the complex. This reflects the fact that they will mainly be providing direct support to residents, either individually or through the organisation of activities and services. Some of these duties will reflect the services provided by Home Support Workers, for which there is a direct charge, based on a client's ability to pay.
 - The cost of cleaning communal areas would be pooled across the HRA reflecting the current practice in traditional sheltered complexes.
 - The cost of cleaning individual tenants' homes would be a direct charge to the individual, reflecting the current charging policies of the Social Work Department.
- 5.4 All of these charges would be eligible for Transitional Housing Benefit, therefore those people in receipt of income support would not pay anything. In addition existing tenants who do not currently qualify for housing benefit may be eligible for benefit to cover all or part of the service charges.
- 5.5 This approach helps to maximise income for the Council without penalising those on low incomes. It also ensures that North Lanarkshire rent payers are not paying for personal support services for individual clients.

6. Recommendation

6.1 It is recommended that the Committee

- a) Approve the approach proposed to allocate the properties within the Assisted Living Development as outlined in Section 3 and Appendix 1 of this report.
- b) Approve the staffing proposals outlined in Section 4.
- c) Approve the proposed funding arrangements as outlined in Section 5 and Appendix 2 of this report and note that more detailed costs will be provided to the next Committee
- d) Remit this report to the Social Work Committee and Personnel Committee for information.

7. Background Information

7.1 Available within the Housing and Property Services Department



Thomas McKenzie
Director of Housing and Property Services

Assisted Living Development

Criteria for admission

- ✓ Current accommodation is not suitable for needs either because of location or unsuitability for adaptation
- ✓ Capable of independent living but requires some level of support for personal care and/or daily living
- ✓ Requires, and would accept, support services and 24 hour alarm cover provided by the complex
- ✓ Vulnerable due to age and/or disability

Points Table

Factor	Points
Housing location not suitable in relation to access to services and support	10
Housing design not suitable for needs – cannot be adapted	10
Housing design not suitable for needs – can be adapted	5
Homeless priority (incl hospital discharge)	10
Assistance required for housework	5
Applicant is socially isolated/ housebound and would like more contact with others	5
Assistance required to prepare meals	5
Applicant is vulnerable to falling/ has fallen in the home	5
Assistance is required to do shopping	5
Social Work assessment (care needs)	(0-10)
Medical assessment	(0-10)
Age – 65-70	2
Age – 70 – 80	3
Age – 80+	5
Total	Max 85

Assisted Living Development

Funding Arrangements

Service	Estimated Annual Charge to HRA (pooled)	Annual Direct Charge to Tenant	Total
Project Manager (incl NI, Superann)	£22,000 – £24,500		£22,000 – 224,500
Project Assistants		220,000 - 222,000	220,000 - £22,000
Cleaning – communal areas	£4,000	218,000	£22,000
Other costs eg office running costs, communal areas	£5,000		25,000
Overtime/ sessional budget	22,500	24,000	26,500
Total	\$33,500 - \$36,000	\$42,000 - \$46,000	\$75,500 - \$82,000

Estimated average direct charge per tenant per week (52 weeks) = &32 (Housing Benefit Eligible)