

**DERBYSHIRE COUNTY COUNCIL**

**CABINET**

**24 March 2015**

**Report of the Strategic Director for Adult Care**

**DERBYSHIRE SECOND HOMES PROGRAMME**

**ADULT SOCIAL CARE**

**1. Purpose of the Report**

To seek Cabinet approval for the programme covering the use of the £0.566m Second Homes budget for Amber Valley, Derbyshire Dales, High Peak and South Derbyshire District Councils for 2015-16.

**2. Information and Analysis**

- 2.1 The rules on levying Council Tax on people's second homes were changed in 2004. The County Council agreed with the four District Councils most affected: Derbyshire Dales, High Peak, Amber Valley and South Derbyshire that if they agreed to levy this additional charge, 75% of the additional income raised would be used to enhance housing and support for local vulnerable people. On 22 January 2013, Cabinet agreed a three year investment programme for 2012-15.
- 2.2 The review of the Second Homes programme for 2012-15 showed the value of delivering services for vulnerable people and meeting the Borough, District and County Council's Housing, Health and Adult Care strategic policy objectives.

### **3. Second Homes Investment Programme for 2015-16**

- 3.1 It was agreed that for 2015-16 this money would continue to fund District and Borough Council's priorities. Many of the District and Borough Council's housing customers also receive services from Derbyshire County Council and vice versa. By supporting people through the services outlined in the Second Homes programme, councils are able to reduce demand on their own services by providing enhanced housing and support services to people who are the most vulnerable.
- 3.2 A proposed investment programme for 2015-16 to reflect changes in local needs and a strategic fit with the council's respective priorities is detailed in Appendix 1. In order to ensure that future Second Homes investment continues to meet the changing strategic priorities of the respective councils, a review will be undertaken during 2015-16 and reported to Cabinet.

### **4. Financial Considerations**

The projects for 2015-16 are detailed in Appendix 1. The total costs are £0.566m which will be met from the Second Homes budget.

### **5. Other Considerations**

In preparing this report the relevance of the following factors has been considered: legal, prevention of crime and disorder, equality of opportunity; and environmental, health, human resources, property and transport considerations.

### **6. Key Decision**

Yes

### **7. Background papers**

Cabinet report of 21 January 2013, Derbyshire Second Homes: Council Tax.

## **8. OFFICER RECOMMENDATION**

That Cabinet approves the programme covering the use of the £0.566m Second Homes for Amber Valley, Derbyshire Dales, High Peak and South Derbyshire District Councils for 2015-16.

**Mary McElvaney**  
**Acting Strategic Director – Adult Care**

**County Hall**  
**MATLOCK**

**Appendix 1****Second Homes proposed investment programme 2015-16****AMBER VALLEY BOROUGH COUNCIL (AVBC) - £80,000**

Amber Valley Borough Council and its key delivery partners have continued to innovate and improve the services provided to residents that are in need of adaptations. Particular emphasis has been placed on prevention and providing support to clients. Officers are working on integrating services, especially those funded by Adult Care. The proposed Second Homes projects are designed to support vulnerable people.

**Client Support (£15,000):**

To continue to provide client support including ensuring that the progress chasing function is maintained to reduce delays and ensure that those in need of adaptation receive an appropriate level of support and advice. It is anticipated that between 100 and 130 clients will receive support to complete their application and over 300 clients will benefit from continued progress chasing support.

**Provision of Housing Support/Advice to residents (£18,000):**

To be used to provide additional funding to the Home Improvement Agency and to add to the County Council core funding. Access to discretionary payments that could support removal costs where an adaptation is avoided will be explored more thoroughly and if this funding is not taken up it will be used to fund DFGs to reduce the likelihood of delays.

**Disabled Facilities Grants (DFGs) (£47,000):**

To be used to pay for DFGs to compliment both the Government allocation and the budget allocated by Amber Valley Borough Council as part of the capital programme. This will pay for between 8 and 10 level access showers or between 16 and 18 straight stair lifts.

**DERBYSHIRE DALES DISTRICT COUNCIL (DDDC) - £0.309m****Life Time Home Bungalows Scheme (£85,000):**

Is a continuation of an existing project aimed at meeting the accommodation needs of people with disabilities, via funding to ensure that new bungalows are built to Life Time Homes Standards.

**Young Persons Sharing Project (£19,000):**

This service encourages shared tenancies in the private rented sector, by working with single people, aged 18+ via group workshops, individual workbooks, matching service and incentives to encourage landlords to offer tenancies to sharers, alongside ongoing tenancy support. Findings to date have shown that the need is for very flexible, individual needs led approach. The service is focused on young people, aged 18-35, who have most difficulty finding affordable accommodation in the area. The service users often have complex histories, including substance abuse, offending and debt and assisted to secure and maintain tenancies.

**Debt Advice Project (£33,500):**

The Debt Advice project is part funded by Dales Housing to reflect Welfare Reforms affecting social housing tenants. The service is particularly successful and reflects the growing financial difficulties experienced by vulnerable households.

**Housing Options Service for Older People (£95,000):**

Older people face difficult decisions regarding the suitability of their family home, the availability of alternative accommodation and hold misconceptions about the level of statutory support. The decision to 'stay or go' is complicated by financial pressures, the need to access support to maintain their home or prepare for future physical deterioration. The Housing Options Service (HOPS) provides independent information, advice, support and practical help to older people who are living in unsuitable or poor housing and who wish to consider their options on managing to stay put where they live now or move on to other more suitable accommodation.

**Rural Housing Enabler (£30,000):**

The provision of new affordable homes across the Derbyshire Dales is one of the two corporate priorities of Derbyshire Dales DC. The wider benefits of housing development include the use of local materials, labour, shops and businesses during construction. The affordable accommodation provided is

designed to meet a range of needs from single person, family housing and bungalows for older people. The salary and on costs of the Rural Housing Enabler are partly covered by contributions from Housing Associations.

**Escape Project (£35,000):**

The aim of this service is to enable residents in Supported Housing or receiving floating support in the Derbyshire Dales to access, leisure activities, developmental opportunities, volunteering opportunities and other services which will improve their mental and physical well-being. Referrals for 2013-14 amounted to 101 individuals and in 2014-15, 41 individuals (to November 2014). Clients include Young people, Men and women fleeing domestic violence, mental health, Men and women experiencing drug and alcohol issues and Offenders / ex-offenders. The service provides signposting on to appropriate services, subsidised access to Derbyshire Dales DC leisure centres (£1 for a swim or gym session), 'nature connectedness' activities run by the project itself such as a gardening club and links with local farms. Clients of the Great Escape project learn essential life skills, gain confidence and improve their physical and mental health and wellbeing. This makes them less likely to need the support of statutory and voluntary sector organisations in the future, and more able to self-manage their lives.

**Women and Men Fleeing domestic violence project (£11,500).**

This funding is directed to domestic violence services within the Derbyshire Dales through existing DCC contracts.

**HIGH PEAK BOROUGH COUNCIL (HPBC) - £0.115m**

**Meeting the accommodation needs of people with disabilities including Disabled Facilities Grants (DFG's) £50,000:**

This will provide additional grants to achieve the Lifetime Homes standard in new build affordable homes or adaptations through additional DFGs which will allow vulnerable households to remain and receive care at home for longer.

**Support for families in crisis £20,000:**

This is a continuation of an existing project which enables women to access accommodation with flexible support. Referrals will mainly be from High Peak Borough Council but will come from other statutory agencies such as social care.

The aim of the project is to assist women and families in crisis, who are homeless, and need support due to a range of issues ranging from learning disabilities, chaotic lifestyles, issues with alcohol or are at risk of domestic violence/ abuse.

Support given to each women/family will vary depending on individual circumstances; this may include the development of support plans, work with family support workers, parenting guidance, participation on group sessions and the assistance to find alternative independent accommodation when ready either through the move on protocol or the private rented sector.

**Domestic Abuse Project (support for young women aged 13-25) £20,000:**

This project enables the provision of supported accommodation specifically for young women aged 16-24 years and their children who are escaping domestic violence. In recognition of the age of the young women and their complex needs, a high level of support is provided with workers present 24/7. The project also provides floating support through weekly support sessions and group work based in the community to women who have experienced a variety of abuse issues ranging from forced marriage, sexual violence to domestic abuse within the family.

**Housing Enablement Project £15,000:**

Working in partnership with the Peak District National Park the aim of this project is to continue to work with local communities to deliver new affordable housing across the High Peak.

Part of this role is to fully explore the housing needs of community and to establish the key priorities of that community and ensure their accommodation need are met through any future new developments with a focus on older people and those with physical disabilities.

**Homelessness Prevention £5,000:**

The homelessness prevention fund enables the council to make small grant payments to households who are homeless or threatened with homelessness. The benefits of the scheme are:

- Reduction in the number of homeless cases
- Reduction in the use of B&B
- Increase in tenancy sustainment

- Provide real and cost effective housing options.

The grant is specifically aimed at assisting homeless households and under the homeless legislation the majority of applicants with either have dependent children or have some form of vulnerability as a result of age, mental illness or disability.

**Vulnerable adults affected by the welfare reforms £5,000:**

Practical support in the form of financial assistance for vulnerable households (mental health, drug & alcohol, learning disability, domestic violence) affected by the welfare reforms with the associated costs of downsizing to a more suitable property. Vulnerable households are often reluctant to consider downsizing as the associated moving costs can be out too much for those on low incomes.

**SOUTH DERBYSHIRE DISTRICT COUNCIL (SDDC) - £62,000**

**Proposed for 2015/16 for Disabled Facilities Grants (DFGs) of £62,000:**

The Government's funding for Disabled Facilities Grants has been insufficient to meet the actual demand in South Derbyshire for many years. Over recent years the Council has made up the difference in funding by contributing funding to ensure the full demand was met but as housing capital receipts have reduced, the ability to subsidise these grants has also reduced. The Council's updated Capital Programme identifies that there is no additional funding (from retained capital receipts) for mandatory Disabled Facilities Grant in 2012-13. As in 2011-12, the District Council committed its share of the additional revenue derived from the second homes council tax charges to mandatory DFG.