

**Agenda Item No.6 (e)**

**DERBYSHIRE COUNTY COUNCIL**

**CABINET**

**8 June 2017**

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

**DERBYSHIRE SECOND HOMES PROGRAMME**

**ADULT 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 2017-18 and 2018-19.

**2. Information and Analysis**

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 75% of the additional income raised for the County and District/Borough Councils would be used to enhance housing and support for local vulnerable people. On 3 May 2016 Cabinet agreed a one year investment programme for 2016-17. The review of the Second Homes programme for 2016-17 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 2017-18 and 2018-19**

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.

#### **4. Financial Considerations**

The projects for 2017-19 are detailed in Appendix 1. The total costs are £0.566m per annum which will be met from the Second Homes budget.

#### **5. Social Value Considerations**

In addition to the Table above mapping the proposed schemes against the Council Plan priorities, the investment of the Second Homes funding also supports three Social Value principles:

- Reducing demand for public services and including appropriate incentives in contracts
- Delivering at a local community level where possible and supporting the Council's work on Thriving Communities approach where appropriate
- Fostering positive relationships between and within communities – communities of place and communities of interest

#### **6. 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.

#### **7. Key Decision**

Yes

#### **8. Background papers**

Cabinet report of 3 May 2016, Derbyshire Second Homes: Council Tax.

#### **9. 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 2017-19.

**Joy Hollister,  
Strategic Director – Adult Care**

**County Hall  
MATLOCK**

## Appendix 1

**SECOND HOMES PROPOSED INVESTMENT PROGRAMME 2017-19****AMBER VALLEY BOROUGH COUNCIL (AVBC)****Client Support £15,000 p.a.**

To continue to provide client support for residents needing help to access appropriate adaptations. This client support ensures 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 at various stages of the process. It is anticipated that between 150 and 180 clients will receive support to complete their application and over 300 clients will benefit from continued progress chasing support.

**Home Improvement Agency Project Worker £20,500 p.a.**

To be used to provide additional Project Worker capacity to the Home Improvement Agency and to add to the County Council core funding. This additional capacity reflects the successful joint working between Adult Care and AVBC in promoting the condition of homes and is helping approximately 150 clients per year. The Project Worker delivers the Council's Healthy and Warm (Amber Valley) scheme that has secured £100,000 of external funding to improve heating and energy efficiency of residents that have long term health conditions and are on low incomes.

**Disabled Facilities Grants (DFGs) £44,500 p.a.**

To be used to fund DFGs to complement the Better Care Fund allocation for Amber Valley and once the national BCF allocation for DFGs is published, AVBC will consult with DCC as part of the transformation process to improve outcomes through greater innovation. It is proposed that this funding will be used to either fund DFGs or to look at how the funding could be used innovatively to prevent admissions or improve hospital discharge processes by using Regulatory Reform Order powers. Options are being developed with DCC and other partners through the Transformation of Adaptations process. If used for DFGs it might be expected to fund between 8 and 10 level access showers.

## **DERBYSHIRE DALES DISTRICT COUNCIL (DDDC)**

### **Life Time Home Bungalows Scheme £80,000 p.a.**

A continuation of an existing project aimed at meeting the accommodation needs of people with disabilities, via funding to ensure new bungalows are built to Lifetime Homes Standards.

### **Housing Options Service for Older People £93,000 p.a.**

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 £37,000 p.a.**

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 p.a.**

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.

### **Housing Related Support Services Programme £11,500 p.a.**

This project will contribute towards funding a number of schemes including: Housing Related Support Services for people with learning disabilities, mental health problems and support services for older people.

### **Hurst Farm Regeneration Project £9,500 p.a.**

Derbyshire Dales District Council and Waterloo Housing Group have submitted a £200,000 bid (including £21,500 match funding from DDDC) to DCLG for Estate Regeneration funding on behalf of the Friends of Hurst Farm and Derbyshire Dales CVS and the wider partnership of agencies including DCC. Under the direction of a proposed Project Board, the regeneration funding will be used to add officer capacity and provide funding for feasibility studies in order to develop the regeneration proposals necessary to deliver a lasting regeneration of the estate. It is proposed to allocate £5,000 a year from the 2nd Homes programme for the next two years that will support the work of the partnership, particularly the Friends of Hurst Farm residents association. The grant will support capacity building and technical advice to help residents ensure their views are fully entwined within the Project Board and the regeneration ideas that come forward.

### **Supporting vulnerable adults £43,000 p.a.**

The Project Worker offers responsive, intensive 1:1 support to those who are homeless, those facing homelessness, aged 18+ to find, access and maintain accommodation and support to access other specialist services. This group are those most alienated and isolated within the local community and includes, those being released NFA from custody; who have substance misuse issues; DV history; safeguarding and recurring instability of accommodation. The Service has access to emergency welfare and provides bonds to private sector landlords to help remove barriers to accessing accommodation. Each year the service will support 80 people, assisted into private rented accommodation, supported accommodation, housing association properties and help to keep their existing accommodation. Over half of all cases are ex-offenders and 80% of the referrals have no other form of support.

## **HIGH PEAK BOROUGH COUNCIL (HPBC)**

### **Abor project £3,000 p.a.**

A supported accommodation project for high risk offenders. Jointly funded by local authorities, Derbyshire Community Safety Partnership and Derbyshire Police and Crime Commissioner the project supports individuals to develop skills to live independently, establish and manage their tenancy, engage with appropriate health and prevention services, with a high proportion of clients having mental health needs.

### **Support for families in crisis £20,000 p.a.**

Continuation of a project which enables women to access accommodation with intensive and flexible support, including drug and alcohol treatment. The aim of the project is to help women and families in crisis, who are homeless, and need support due to a range of issues ranging from chaotic lifestyles, substance misuse, alcohol dependency, mental health or are at risk of domestic violence/ abuse. Referrals will mainly be from High Peak Borough Council but will come from other statutory agencies such as social services.

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 £20,000 p.a.**

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.

Sessions address what domestic abuse is, how to recognise the patterns of an abuser and how to stay safe. The sessions also look at sexual exploitation including the use of social websites, and the effects of domestic abuse on any children of these young women. The project provides a place of safety and supports girls and young women to make appropriate choices about their wellbeing, develop basic skills, confidence, esteem, understanding of healthy relationships and access training and employment; to stop the cycle of abuse and prevent young women and their children from suffering abuse.

This service addresses the age gap between children and adult services and is the first of its kind in England by specifically providing a tailored refuge and rehabilitation service for younger women. It is acknowledged that while the main support issue the women seeks support for is domestic violence/ abuse they often need additional support for a variety of issues including drug/ alcohol dependency, parenting, support into employment or education. They may have mental illness or some sort of physical or learning disability and a history of offending.

### **Vulnerable adults affected by the welfare reforms £5,000 p.a.**

The constantly changing framework around the benefits regime means vulnerable households require additional financial assistance to assist them to successfully retain and manage their tenancies or secure a move to alternative affordable accommodation. Support will be made available to older/ younger people, families with children, those with domestic abuse, mental health or drug & alcohol issues, physical or learning disability or engaged with support/ statutory services.

### **Meeting the accommodation needs of Disabled people including Disabled Facilities Grant (DFGs) £50,000 in 2017/18 and £45,000 in 2018/19**

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

### **Debt and money advice and budgeting/ financial capability £15,000 in 2017/18 and £10,000 in 2018/19**

The debt and money advice project with financial capability training is delivered to vulnerable households that may be at risk of repossession due to debt, rent or mortgage arrears. The project helps to tackle problems before they reach crisis point and help people to manage their finances more effectively. The project is jointly funded by the local authority to reflect welfare reforms affecting social housing tenants and the growing financial difficulties affecting vulnerable households.

### **Move-on officer - £2,000 p.a.**

The role assists people to move-on from supported accommodation (mental health, domestic violence, young people and vulnerable adults) into independent living to avoid silting up of accommodation based services. Move-on guidance is shared with support providers. Housing and support provider meetings are facilitated to ensure that any issues are discussed and

resolved at the earliest opportunity and good practice is shared, for instance information is delivered about Welfare Reform and the impact that this will have on people moving on from supported accommodation.

### **Housing Related Support Services Programme £10,000 in 2018/19**

This project will contribute towards funding a number schemes including: Housing Related Support Services for people with a Learning disabilities, mental health problems and support services for older people.

### **SOUTH DERBYSHIRE DISTRICT COUNCIL (SDDC)**

#### **Homeless support to young people with complex needs £35,000 p.a.**

This project would look to address these needs by providing support to those young individuals across South Derbyshire that are at the risk of homelessness and who have complex needs. The support would include the provision of temporary accommodation, key worker one to one support to assess independent living skills and then work with individuals to assess their suitability for move on accommodation. The project will also provide employment support, advice on financial wellbeing and support in managing a tenancy and resettlement. As part of this project up to 15 clients who are either homeless or at the risk of homelessness and have complex needs will be supported at any one time.

The Project will monitored during 2017-18 using the following measures:

- The support provided to under 24's across the district
- Repeat Homelessness / number of people referred to P3 that have previously been accommodated by P3 within the last two years
- Number of clients moved on (in 3 month period) and % of which were planned
- % utilisation of P3 units in district
- Number and % clients accommodated aged between 18-24
- % and number of clients transferred to independent living (in SDDC tenancies)

#### **Housing Options Support for young people £27,000 p.a.**

Over the past 12 months we have seen an increase in tenancy turnover to 8.44% of our total stock in 15/16, this represents an increase of 0.68% on 14/15. This performance goes against the national trend of tenancy turnover declining and places us in the bottom quartile performance nationally. In 2014-15 the number of introductory tenancy cases failing within the first year was a concern and we have started work on tackling this during 2015-16 through



some interim arrangements to provide pre tenancy support and this is already having an impact with a 97.1% success rate for introductory tenants.

This project would look to put in place a dedicated resource to address the issue of tenancy sustainment and housing advice for young people in order to prevent youth homelessness. This will be done by bringing in an additional Housing Options Officer to provide support to young vulnerable residents threatened with homelessness and offer housing advice/support to prepare them for their first tenancy. This post will also work alongside homelessness prevention outlined above and provide support to applicants to find alternative suitable accommodation whether that be in the social or private rented sector or remaining in the parental home.

The impact of this project would be measured on the service during 2017/18 through the following measures relating to under 24's across the district.

- Reduction in the 8.44% Tenancy Turnover Rate
- Reduction in repeat presentations to the service
- Increase in the number of introductory tenancies sustained
- Number of applicants offered housing advice.