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Purpose: For Decision

Committee report

Committee	HEALTH AND WELLBEING BOARD
Date	26 JULY 2018
Title	HOUSING VULNERABLE PEOPLE GOVERNANCE BOARD
Report of	HEAD OF PLACE

EXECUTIVE SUMMARY

1. The Housing Vulnerable People Governance Board (the board) had been established to act as the primary forum to commission and monitor the delivery of projects linked to housing vulnerable client groups on the Isle of Wight.
2. The board derives its authority from the council's Corporate Management Team (CMT), as the programme of activity in terms of housing vulnerable people is the responsibility of a number of directorates. The board will govern and monitor progress of activities to ensure the programme's deliverables and key milestones are being achieved and report to the council's CMT Strategic Board (which is in the process of being established, to provide corporate executive oversight on overall performance and delivery of identified strategic projects).
3. This paper is designed to provide an overview of the governance arrangements that have been put in place to align the various projects between health and the council that form a programme of activity to deliver the strategic priorities of supporting and housing vulnerable people.
4. In addition, this paper also provides an overview of the key activities and progress to deliver the various schemes associated with the programme to date, which includes the council's commitment to the first extra care scheme as part of the council's independent living strategy.
5. This report recommends that Health and Wellbeing Board notes the governance arrangements, the intended approach and the initiation of the programme activity that has been instigated as part of a wider programme of housing vulnerable people.

BACKGROUND

6. In 2017, the Isle of Wight Council approved the Extra Care Strategy and associated market position statement. This strategy identified the need for new kinds of housing provision for older people and adults with learning difficulties. As part of this strategy, the council identified the need to support the development of extra care housing and the need to develop this market more rapidly.
7. Independent Living housing is housing where care and support are provided with a view to enabling the person receiving the support to live as independently in the local community and provides an important alternative for both those living in residential care and in their own homes, whether rented or owned, who rely on care and support. It has multiple benefits including better outcomes for individuals, significant on-going annual savings in both adult social care and children social care costs (compared to residential care), and the release of larger family housing back into the housing market as older people make more proactive decisions about their accommodation requirements.
8. Cabinet agreed funding in March 2018 for a mobilisation revenue budget of £100,000 to support the delivery and scheme mobilisation needs of the Ryde Village Extra Care Scheme. The report set out the need to work on a mobilisation plan and that resources be allocated to ensure that the mobilisation plan into this first scheme is as robust as possible.
9. With the need to implement a mobilisation plan, a number of officers had formed a Housing Vulnerable People programme group at the request of those senior managers across Place, Regeneration and Adult Social Care directorates (who became members of the board). The brief being to begin to scope and determine a coordinated way forward that seeks through a mobilisation plan and programme of activity to align an approach that will deliver the strategic programme for the council for housing vulnerable people through the independent living strategy and other types of specialist housing provision (adults and children).
10. As part of the Housing Vulnerable People initiation brief, it seemed appropriate that rather than just the Extra Care scheme being included in the activity project plan, other schemes that also formed part of the wider mobilisation plan and should be captured under the Project Working Group's remit. This is not only in terms of the Extra Care project at Ryde Village but to also address a number of other projects and housing needs that were being discussed at various levels of the council and which needed to be aligned to a single programme.
11. The Housing Vulnerable People Governance Board agreed the intended approach in May 2018 that set out the working group's programme activity and oversight of progress of the various housing schemes that had been aligned to this programme as detailed below.

12. The housing needs schemes identified consist of:
 - (a) Brooklime flats;
 - (b) Wroxall bungalow;
 - (c) Carisbrooke House;
 - (d) Ryde Village (Extra Care Scheme, Ryde);
 - (e) Sandham School site (multi general site for elders, youth and community);
 - (f) Learning and Development properties that are subject to Adult Social Care review;
 - (g) As yet unidentified children's services housing requirements (the project group has recommended including Children's Services as part of the remit of this programme as necessary).
13. Although a number of these schemes have specific project reporting requirements to their respective directorates or wider health system reporting requirements, the Housing Vulnerable People Governance Board (made up of senior officers from across the council) and chaired by the head of place, agreed it was necessary to have a more collective governance and forum arrangement in place that enabled the various directorates to collaborate and be mindful of existing and forthcoming government policy, for instance, the Homelessness Reduction Act 2017 and the forthcoming green paper on supported housing.
14. This would therefore enable the council to work collectively towards the delivery of the projects within the programme remit and having due regard to changing government policy.
15. Highlight reports are shared which set out the progress and whether there are any issues in terms of exceptions that need the Housing Vulnerable People Governance Board decision. Given the likely level of risk associated with the programme it is anticipated that the board will also be required to provide their own highlight report to the council's CMT Strategic Board (that is currently in the process of being set up with following agreement by CMT in June).
16. In turn progress reports are shared with respective departments of the council and health colleagues for specific schemes that benefit the strategies and priorities to be achieved.
17. The board meets bi-monthly, with the Housing Vulnerable Peoples Working Group meeting on a monthly basis for those officers involved in delivering the projects to be able to receive, provide updates and discuss any key issues that as a collective group can be resolved.

STRATEGIC CONTEXT

18. The council's Corporate Plan 2017-20 sets out the vision for the Island and the council's priorities and planned activities in delivering it. The Extra Care

Strategy is intended to support the delivery of the following council outcomes. They include in particular:

- vulnerable people are supported and protected;
 - people have a place to call home and can live with independence;
 - people take responsibility for their own health and wellbeing;
 - community needs are met by the best public services possible;
 - a financially balanced and sustainable council.
19. The Housing Vulnerable People programme is important to the council as it provides opportunities for the council to achieve significant savings to the adult social care and in some instances health budget for each older person prevented from having to be placed into residential and/or nursing care.
20. Meeting a range of housing needs through this programme helps people and communities to achieve better outcomes and to have better choices in terms of independent living. This is increasingly important with regard to the council's health and wellbeing responsibilities.

TERMS OF REFERENCE

21. The board's first meeting of 22 May 2018 agreed the terms of reference (TOR). These are attached as Appendix A to the report.
22. The TOR for the Housing Vulnerable People Working Group is also attached as Appendix B.

PROGRESS TO DATE

23. The paper attached as Appendix C is to brief the Health and Wellbeing Board with an oversight of the current position, intended approach and the initiation of the programme activity that has commenced as part of a wider programme.

CONSULTATION

24. This report requires no formal consultation to be undertaken.

FINANCIAL / BUDGET IMPLICATIONS

25. Each project will have its own financial considerations, however, at a programme level the following resources will be deployed to support this programme of activity:
- (a) £100,000 mobilisation fund. This was identified to support the Ryde Village mobilisation plan however, the resources could be used to support mobilisation across a range of projects.
- A mobilisation lead has been assigned through a shared arrangement with Southern Housing on a 50/50 shared cost

basis. The cost of the role will be £31,500 through to February 2020 when the Ryde Village scheme is due to be delivered.

- £13,500 has been committed for a piece of research to be undertaken by Age UKIW as part of the project.
- A potential budget pressure of an extra £40,000 may be required to fund well-being charge until the first let has been identified. A report on this is due to go CMT setting out the specific budget needs.

(b) In addition to use of the above mobilisation fund, there were two appointments to be made:

- A housing delivery role (reporting to Regeneration Directorate) is being resourced on an interim basis as a priority while an external recruitment process for a permanent appointment takes place. .
- A housing commissioner to support both housing and social care in the commissioning of specialised accommodation across the Island. This role has recently been appointed and reports to the Adult Social Care/clinical commissioning group Joint Commissioning Team.

CARBON EMISSIONS

26. There is an expectation that all extra care housing and housing vulnerable people developments will be in line with the council's Carbon Management Plan which aims to reduce council carbon emissions by six per cent per year.

LEGAL IMPLICATIONS

There is no requirement on the council to publish the progress of the programme of activity in terms of housing vulnerable people.

EQUALITY AND DIVERSITY

27. The council, as a public body, is required to meet its statutory obligations under the Equality Act 2010 to have due regard to eliminate unlawful discrimination, promote equal opportunities between people from different groups and to foster good relations between people who share a protected characteristic and people who do not share it. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

28. There are no direct equality and diversity implications of this report as it is noting the current activity and governance arrangements. Housing vulnerable people will positively impact on older people and older people with disabilities. Housing opportunities will be created for younger people and younger people

with disabilities as eligible groups of older individuals leave existing housing to move into Independent Island Living.

29. The Local Authority in carrying out its functions, must have due regard to the need to achieve the objectives set out under s149 of the Equality Act 2010 to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
30. These must be taken into consideration when making any decisions.

PROPERTY IMPLICATIONS

31. The housing vulnerable people programme is considering how council owned assets could be used to deliver extra care housing or alternative housing provisions for those with learning and disability housing needs. Decisions on the use of assets will be subject to further reports in due course.

SECTION 17 CRIME AND DISORDER ACT 1998

32. Crime and disorder issues will only be of concern when the schemes delivered through the programme are occupied. The profile of residents living in the scheme may have an impact. This will need to be addressed as part of the mobilisation plan in relation to who is being placed in the schemes. This will be done in conjunction with Isle of Wight Council and any housing management organisation as part of the mobilisation plan and then the housing management organisation will deal with issues such as anti-social behaviour as per their current housing management policies.

OPTIONS

33. The Health and Wellbeing Board has two options in relation to this report:
- (a) To note the governance arrangements, the intended approach and the initiation of the programme activity that has been instigated as part of a wider programme of housing vulnerable people as per the appendices attached.
 - (b) To identify areas of concern with the programme activity, its approach and provide commentary for the Housing Vulnerable Governance Board to consider.

RISK MANAGEMENT

34. The key risks relate to not delivering on the programme activity to deliver the strategic priorities of supporting and housing vulnerable people. Risks for the delivery of the Extra Care scheme have previously been documented in the background papers referred to in this report.
35. Each project will identify their own project risks and these will be monitored through the relevant project governance arrangements. The purpose of the Housing Vulnerable People Governance Board is to provide a collective review and to monitor the programme of activities being undertaken so as to ensure there is greater control and oversight of the risks associated with the delivery of the programme.
36. In addition the Housing Vulnerable People Governance Board will be required to report to the council's CMT Strategic Board any issues that require exception reporting.

EVALUATION

37. Option 1 is recommended. This provides the Health and Wellbeing Board with an update of the activity being undertaken by the Housing Vulnerable People Governance Board and the level of governance that is being applied to the programme.

RECOMMENDATION

38. Option 1 - That Health and Wellbeing Board notes the governance arrangements, the intended approach and the initiation of the programme activity that has been instigated as part of a wider programme of housing vulnerable people as per the appendices attached to this paper.

APPENDICES ATTACHED

39. [Appendix 1](#) – Terms of reference for the Housing Vulnerable People Governance Board.
40. [Appendix 2](#) – Terms of Reference for the Housing Vulnerable People Working Group.
41. [Appendix 3](#) – Overview of programme key activities and progress.

BACKGROUND PAPERS

42. [Report to Cabinet: Ryde Village – Extra Care Housing Development 8 March 2018](#)

43. [Report to Cabinet: Island Independent Living 13 July 2017](#)

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