


<p style="text-align: center;"><b>Grants Determination Sub-Committee</b></p> <p style="text-align: center;">27 September 2018</p>	 <p style="text-align: center;"><b>TOWER HAMLETS</b></p>
<p><b>Report of:</b> Denise Radley, Director of Health, Adults and Community</p>	<p><b>Classification:</b> Unrestricted</p>
<p>Sheltered Housing: Tenant's Activity Pot</p>	

<b>Lead Member</b>	Councillor Denise Jones Cabinet Member for Adults, Health and Wellbeing
<b>Originating Officer(s)</b>	Warwick Tomsett, Joint Director of Integrated Commissioning
<b>Wards affected</b>	All wards
<b>Key Decision?</b>	No
<b>Community Plan Theme</b>	A Safe and Supportive Community

### Executive Summary

1. Following Cabinet approval in March 2018 (Appendix 1) to adopt an Intensive Housing Management Service (IHMS) model for sheltered housing provision in the borough, and to reinvest part of the savings realised from the move into activities that tackle loneliness and isolation, officers have worked with tenants and sheltered landlords to co-produce the Tenants' Activity Pot (TAP).
2. The TAP is a resident led initiative where the sheltered landlords hold the TAP funds on behalf of their tenants and support them to organise shared activities to tackle isolation and loneliness, improve their wellbeing and contribute to the Council's Tackling Poverty agenda. A review of the TAP will take place at the end of the financial year and a report on its effectiveness will be produced.
3. As of 6 August, all sheltered housing landlords in the borough have moved to an Intensive Housing Management Service (IHMS).

### Recommendations:

The Grants Determination Sub-Committee is recommended to:

1. Authorise the Corporate Director, Health Adults and Community to make grants to residents in sheltered schemes at a maximum value of £500 per resident per annum in line with the Ageing Well Strategy, the Council's Tackling Poverty agenda and the Mayor's commitment to tackle loneliness and isolation.
2. Enter into agreements with the relevant sheltered housing providers who will administer the grants to residents under appropriate terms agreed in consultation with the Head of Legal Services.

## **1. REASONS FOR THE DECISIONS**

The Mayor in Cabinet (Appendix 1 20<sup>th</sup> March 2018) has approved the TAP initiative and Grants Determination Sub-Committee is requested to delegate authority to the Corporate Director, Health Adults and Community to enter into all agreements and make such other decisions as may be required to achieve the recommendations of this report and approve the release of funds to sheltered landlords.

## **2. ALTERNATIVE OPTIONS**

- 2.1 Cabinet has already approved the TAP initiative; therefore there are no reasonable alternatives.

## **3. DETAILS OF REPORT**

- 3.1 In Tower Hamlets, sheltered housing schemes are owned and managed by Registered Social Landlords. Up until April 2017, the council funded the support in 20 schemes in the form of a scheme based warden, Monday to Friday, 9am-5pm. The budget for the support provision was £611,833 pa.
- 3.2 In 2016 a review of the funding and support model took place as the existing arrangement was no longer sustainable. A Cabinet paper exploring a number of alternative options, and recommending a floating support model was considered by Cabinet in July 2016.
- 3.3 Cabinet agreed the recommendations in principle pending further consultation with tenants and support providers on the changes. During this period three landlords opted to move to an Intensive Housing Management Service (IHMS) from April 2017.
- 3.4 A decision was then made to explore with the remaining landlords whether the IHMS model was a viable option across the entirety of the sheltered housing provision in the borough.
- 3.5 Feedback from the remaining landlords/providers on the move to an IHMS was positive with all confirming that they saw this as a viable and sustainable option. Subsequently a second paper, which recommended a change in approach from the original proposal (Floating Support Model), to an IHMS, and to reinvest savings through the TAP to tackle loneliness and isolation was agreed by Cabinet in March 2018.
- 3.6 The potential savings by moving to an IHMS is £0.97 on every pound currently spent. The Housing Benefits (HB) team confirmed that the authority recovers 97 per cent of housing benefit claims from central government, hence the potential saving.
- 3.7 The council's HB policy team confirmed that the provision of a reasonable level of activities when not on a one-to-one basis will also be acceptable. This means that the support model provided via IHMS can include a level of group activities within the schemes in addition to the on-site presence during working hours.
- 3.8 A combined payment – of up to £500 per tenanted flat per year - (including tenants living in sheltered schemes that are already proving an IHMS) will equate to a payment of between £5,500 and £21,500 per sheltered scheme per year, giving residents a broad range of choice.
- 3.9 The total TAP fund will be in the region of £355,500 per year across 25 sheltered housing schemes. This figure will change over time as Gateway Housing Association

complete their redevelopment programme from which we anticipate there will be in the region of 30 additional units.

- 3.10 The TAP fund was approved on the basis that it be used to build a sense of community by putting residents at the centre of the decision making process and that the funds be solely used for activities; the landlord of each scheme, in agreement with tenants and the council, will retain the funds in each TAP on behalf of tenants and will support tenants in accessing activities.
- 3.11 With an increase in activities across the borough's sheltered housing schemes, residents not living in sheltered housing will have the opportunity to take part. If the TAP activities are promoted well and linked into each neighbourhood there will be opportunities for social prescribers to make referrals to the activities.
- 3.12 The Bromley by Bow Centre is one of the oldest and best-known social prescribing projects. Staff at the centre work with patients, often over several sessions, to help them get involved in local services ranging from swimming lessons to legal advice.
- 3.13 Following Cabinet approval in March, sheltered landlords have worked with the council to implement the necessary changes for a move to an IHMS. As of 6 August all sheltered housing landlords in the borough now deliver an IHMS.
- 3.14 Sheltered landlords and tenants have been consulted on the TAP guidance and monitoring documents and a final version will be ready for the launch in October.
- 3.15 Officers are liaising with the council's communication team to plan a TAP launch event at one of the sheltered schemes in October.
- 3.16 Officers will attend future consultation events with landlords and tenants, and will help coordinate activities between the sheltered schemes by setting up an e-newsletter and a bi-monthly forum to share good news stories and updates. A review of the TAP will

take place at the end of the financial year and a report on its effectiveness will be produced.

#### **4. COMMENTS OF THE CHIEF FINANCE OFFICER**

- 4.1 The Chief Finance Officer notes the recommendations of this report, namely to fund a range of activities in sheltered schemes to combat loneliness and isolation up to £500 per resident per year, at a maximum estimated total annual value of £355,500.
- 4.2 The tenant activity pot will be funded through the partial reinvestment of the total estimated £593k savings achieved through the adoption of an intensive housing management service (IHMS). This demonstrates successful achievement of £238k towards the council's medium term financial strategy.

#### **5. LEGAL COMMENTS**

- 5.1 The grants fund aspects of support that used to form part of the services contract with the support provider. However, the move to IHMS means that there is no longer a services contract between the Council and the Support / Accommodation provider. A direct grant (albeit administered by the provider) to the individuals who require the support is the best way for the Council to continue to provide the elements of support it used to under the services contract but are not covered as part of the IHMS payment.

- 5.2 The Council has the legal power to make the grants as the function and obligations to provide the support has not changed. The requirement to seek grant approval has only been brought about Council has the legal power to make the grants referred to in this report.
- 5.3 The Council will continue to work with support providers to ensure that the Service User's grant expenditure is evidenced and represents Best Value.
- 5.4 The equalities aspects of these changes have been taken into account as part of the previous decision making process regarding the move to the IHMS structure generally. It is unlikely therefore, that there will be any further equalities impacts.

## **6. ONE TOWER HAMLETS CONSIDERATIONS**

The provision of sheltered housing is consistent with a key aim of the council, which is to promote and to maximise the independence of every individual and particularly those who may need additional support. This is key outcome to be achieved through the provision of supported housing.

As part of the further review of options described in this report an Equalities Analysis was completed, which demonstrated no adverse impact on individuals who share protected characteristics as defined by the Equality Act 2010.

## **7. BEST VALUE (BV) IMPLICATIONS**

- 7.1 The Council has a duty under the Local Government Act 1999 to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness. This is referred to as the Council's Best Value duty.

This paper makes recommendations as to how the council may achieve Best Value for older residents by utilising alternative funding streams to deliver an IHMS and directing funds to tackle loneliness and isolation, and therefore, improving the health and wellbeing of older people living in the sheltered housing.

## **8. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT**

- 8.1 All funded activities undertaken as part of this proposal will be subject to the council's requirements to contribute to a sustainable environment and improve the wellbeing of tenants.

## **9. RISK MANAGEMENT IMPLICATIONS**

- 9.1 If the proposed investment in services which promote social inclusion for sheltered housing tenants is approved by the Mayor in Cabinet suitable funding arrangements, which protect the interests of the Council, will be put in place. If it is subsequently determined that these payments should be made pursuant to the Council's powers to make grants they will be subject to the risk management arrangements already in place in respect of grant funding.

## **10. CRIME AND DISORDER REDUCTION IMPLICATIONS**

- 10.1 Sheltered housing is designed to meet the specific support needs of specific group of residents. It does not, therefore, contribute to the reduction of crime and disorder other than that by making these services available, the Council is contributing to ensuring

that individuals who may otherwise be more vulnerable to being victims of crime are supported to live safer and more independent lives in the community

## **11. SAFEGUARDING IMPLICATIONS**

- 11.1 The services will promote the continued safety and wellbeing of older people. The Care Act requires that each local authority must cooperate with each of its relevant partners (as set out in Section 6 of the Care Act) in order to protect the adult. In their turn each relevant partner must also co-operate with the local authority. While safeguarding adults is a lead duty of the local authority, the responsibility for identifying, investigating and responding to allegations of abuse lies with operational staff across all organisations.
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### **Linked Reports, Appendices and Background Documents**

#### **Linked Report**

- None

#### **Appendices**

- Appendix 1: Sheltered Housing Options Paper Cabinet Report, 20 March 2018

#### **Background Documents – Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2012**

- None

#### **Officer contact details for documents:**

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