



HARROW'S HOUSING EVIDENCE BASE SUPPORTED HOUSING

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Supported Housing Needs

There is a continuing need for supported housing to meet the needs of vulnerable people. This includes extra care housing for older people with support needs, and both floating support and supported accommodation to meet the needs of other groups. People with learning disabilities, with physical disabilities, individuals and families at risk of or recovering from homelessness and rough sleeping, people recovering from drug or alcohol dependency, people with mental ill health, vulnerable young people (such as care leavers and teenage parents) and people fleeing domestic abuse all may need different types of housing related support.

Health, wellbeing and disability can be affected positively or adversely by housing circumstances and the care and support available. In an ageing society it is vital to consider the needs of those who are living longer and with limiting illnesses and disabilities.

There are significant pressures on adult social care service budgets to support the growing needs of older people, those with physical and learning disabilities and people with significant mental health issues.

Adult Social Care Vision

Adult social care provides support in a variety of ways to those people living in Harrow who have the highest level of care and support needs, for example those with a disability and long-term illness, older people and unpaid carers.

Social care helps people to do everyday things and protects people from harm who are unable to keep themselves safe. The numbers of people who might need care and support in the future is expected to rise significantly.

Adult Social Care Vision's key messages are:

- To pave the way for seamless health and social care integration
- To respond to the continuing rise in demand for health and social care
- To transform the offer of care
- To enhance health, wellbeing and resilience with a preventative approach that embodies the 'wellbeing principle'
- To deliver the right level and type of support at the right time and in the right place to keep people independent for longer
- To manage customer expectation and increase customer satisfaction.

The number of people living with dementia, a learning disability or poor mental health will all increase with an associated rise in demand for health and social care services. It is therefore vital to make the best use of available resources, and a number of workstreams are underway to realise the Adult Social Care vision.

The Care Act 2014 is the most significant change in social care law for 60 years. The legislation sets out how people's care and support needs should be met. The Act's 'wellbeing principle' sets out a local authority's duty to ensure people's wellbeing is at the centre of everything it does.

The Adult Social Care vision prioritises an emphasis on keeping people independent or regaining their independence after injury or illness, as well as recognising the important and positive contributions made by the community (e.g. carers, neighbours, voluntary and community services (VCS), volunteers and faith groups).

It defines community resilience as empowering citizens to maintain their well-being and independence, strengthening support networks within their families and communities; enabling them to be stronger, healthier, and more resilient.

Floating Support

Floating support services continue to provide some local residents in different housing tenures with help to maintain their housing and independence (fig 6.1) but not on the scale seen in previous years due to changes to funding. The services are now often more focused on shorter periods of more intensive support.

Fig 6.1 Floating Support Services - Client Groups and Providers, October 2019

Provider	Client Group
Hestia Housing and Support	Domestic abuse
EACH Counselling & Support	Generic, substance misuse, offending
Rethink	Mental health, older people
Centrepont Soho	Vulnerable young people, care leavers

Source: Housing Strategy

Accommodation Based Support

There are a number of supported housing schemes within the Borough (fig 6.2), which provide accommodation for single people for a period of up to two years so that they are able to increase their independent living skills, and are eventually able to live independently with limited support.

Fig 6.2 Accommodation Based Support - Client Groups and Providers, October 2019

Provider	Client Group
Hestia Women's Aid	Domestic violence refuge (women and their children)
SSAFA	Homeless households with support needs and/or Armed Forces connection (women and their children)
Look Ahead	Mental Health
West London YMCA hostel	Young people
West London YMCA supported lodgings	Young people
Harrow Council Shared Lives scheme	Learning disabilities

Source: Housing Strategy

Sheltered Housing

For older people in the Borough who require low level support there are a range of sheltered housing schemes available (fig 6.3) which offer benefits such as a scheme co-ordinator, communal facilities and a support co-ordinator (based on needs).

Fig 6.3 Sheltered Housing (Rented)

Landlord	Sheltered Scheme Name
Anchor Hanover	Oakmead Court
Anchor Hanover	Weall Court
Genesis Housing Association/Notting Hill Genesis	Cymberline Court
Genesis Housing Association/Notting Hill Genesis	Radnor Court
Harrow Churches Housing Association	Gillian House
Harrow Churches Housing Association	Paxfold
Harrow Churches Housing Association	St Barnabas Court
Harrow Churches Housing Association	Wolstenholme
Harrow Council	Alma Court
Harrow Council	Belmont Lodge
Harrow Council	Boothman House
Harrow Council	Cornell House
Harrow Council	Durrant Court
Harrow Council	Edwin Ware Court
Harrow Council	Goddard Court
Harrow Council	Graham White House
Harrow Council	Grange Court
Harrow Council	Harkett Court
Harrow Council	Harrow Weald Park
Harrow Council	John Lamb Court
Harrow Council	Mead Field
Harrow Council	Sinclair House
Harrow Council	Tapley Court
Harrow Council	Thomas Hewlett House
Harrow Council	William Allen House
Home Prime	Alexander Court
Jewish Community Housing	Gordon Court
Network Homes	Parkfield House
PA Housing	Willow Court
Pinner House Society	Pinner House
Sanctuary Housing	Duncan House

Source: Housing Strategy

Extra Care Housing

We are working with partners to increase the supply of extra care housing for older people in Harrow, as an alternative to residential care for those who can continue to live independently with some care and support (fig 6.4). Additional schemes are in the pipeline.

Fig 6.4 Extra Care Housing

Landlord	Extra Care Scheme Name
Harrow Churches Housing Association	Ewart House
Harrow Churches Housing Association	Watkins House (under redevelopment)

Source: Housing Strategy

Home Improvement Agency

Different schemes are available to help people who require adaptations and home improvements to enable them to remain in their own home. Harrow Council supports these residents through promoting and delivering major adaptations (through either Disabled Facilities Grants or the Housing Revenue Account), the handyperson scheme and the 'Staying Put' scheme.

Private Sector Housing Repairs Assistance

The Disabled Facilities Grant (DFG) programme provides funding up to a maximum grant of £30,000 for adaptations to properties in the private sector (fig 6.5). The grants are means tested to assess whether applicants are able to contribute towards the cost of works. Grants for adaptations for disabled children are not subject to means testing.

Fig 6.5 Private Sector Housing Repairs Grants, Loans & Other Assistance

	Private Sector Housing Repairs Assistance	Number of Dwellings Improved	LA Expenditure on Grants	LA Expenditure on Loans & Other Assistance
2015/16	Owner-occupiers	237	£9,800	£15,200
	Private rented	13	£0	£1,000
	Total	250	£9,800	£16,200
2016/17	Owner-occupiers	250	£3,000	£13,900
	Private rented	25	£0	£1,500
	Total	275	£3,000	£15,400
2017/18	Owner-occupiers	259	£115,800	£15,100
	Private rented	23	£0	£1,100
	Total	282	£115,800	£16,200
2018/19	Owner-occupiers	154	£7,700	£10,200
	Private rented	16	£0	£1,000
	Total	170	£7,700	£11,200

Source: Adaptations Team

The number of dwellings improved in the owner occupied tenure includes handyman jobs and discretionary grants. LA expenditure on grants includes only the cost of discretionary grants. LA expenditure on loans & other assistance includes the handyman service.

In 2017/2018 DFG expenditure was high due to two high cost extensions with discretionary grants needed to cover the cost. In 2018/2019 there was a reduced handyman service due to funding issues.

It is expected that future demand for DFGs will increase in line with demographic pressures.

Affordable Warmth and Climate Change

Housing has a major role to play in meeting the climate change agenda and delivering affordable warmth. These are particularly important priorities in relation to low income households, for whom fuel poverty is an important issue. The Housing Strategy has a positive impact and contributes to the Council's Climate Change Strategy through:

- Referrals to LEAP, a free service that helps people keep warm and reduce their energy bills;
- Delivery of new homes that meet high standards of energy efficiency to reduce CO2 emissions as well as reduce fuel poverty;
- Delivery of larger schemes, such as the Grange Farm regeneration project, that will provide Combined Heat and Power plants (CHP) in accordance with London Plan requirements;
- Provision of other environmental improvements in new housing developments, such as provision of solar thermal hot water systems to meet the target for use of renewable resources and resulting reduction in CO2 emissions;
- Refurbishment grants for empty properties that can include energy efficiency works such as new boilers, heating controls, loft insulation and new windows to reduce CO2 emissions, with a target of 90% of properties to have energy saving improvements on larger externally funded grants;
- Refurbishment of purchased properties in the same way as empty property refurbishments, to reduce CO2 emissions.

LEAP

Housing Services has been working with LEAP, a free service that helps people in all housing tenures keep warm and reduce their energy bills. A trained Home Energy Advisor visits the home and can install simple energy efficiency measures such as draught proofing, chimney balloons, hot water cylinder jackets, LED lamps, radiator panels, TV standby plugs and shower aerators (fig 6.6).

Fig 6.6 LEAP Referrals and Home Visits in Harrow

Referrals made between 14/11/2018 to 01/10/2019	88
Home visits completed between 30/11/2018 to 18/09/2019	44

Source: LEAP