

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE - 31 MAY 2000 REVIEW OF COUNCIL HOSTEL ACCOMMODATION

Joint Report by the Director of Social Work and the Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1 To advise Committee of the findings of a Review of Council Hostel accommodation and to seek agreement to implement the recommendations contained within the report.

2. BACKGROUND

- 2.1 Social Work Committee of 21 March 2000 [Page 806, Item 14] agreed that it be remitted to the Directors of Social Work and Homes and Technical Services to carry out a review of Hostel accommodation to include the following areas :
- (i) the Allocation and Housing Policy at Longpark Hostel, including the provision of a suitable warden / caretaker service and the monitoring / supervision arrangements;
 - (ii) the potential requirements for Social Work Services provision for tenants of Longpark Hostel;
 - (iii) the possibility of extending / enhancing the use of the Community Alarm service for Hostels.
- 2.2 It was further agreed that a similar review, as required, be carried out for the other Hostels in Council ownership and that the Directors of Social Work and Homes and Technical Services submit a report to the next meeting of the Committee on the outcome of the review process.
- 2.3 This report notes current arrangements and identifies recommendations for future action.

3. PROFILE OF HOSTEL ACCOMMODATION

- 3.1 The Council manages four hostels, some of the accommodation dating from 1935. The Hostels have traditionally been referred to as older peoples' hostels" and were intended for people aged over fifty years.
- 3.2 Three of the hostels are essentially similar developments with the fourth, Longpark being of a different design. All are bedsit accommodation, with the living room / bedroom facilities combined. The following table describes the accommodation.

Hostel	Address	Tenancies	Nature of Accommodation
Riccarton	Craigie Road, Kilmarnock	12	Terraced on ground floor Bedsit Private shower, kitchen and toilet Communal laundry Small communal sitting area
Bonnyton	Bellevue Gardens, Kilmarnock	16	Terraced on ground floor Bedsit Private shower, kitchen and toilet Communal laundry Small communal sitting area
Robertland	Robertland Square, 17 Kilmarnock		Terraced on ground floor Bedsit Private shower, kitchen and toilet Communal laundry
Longpark	Afton Avenue, Kilmarnock	16	Constructed on two levels Bedsit 1 communal shower and bath (upper floor) 1 communal bathroom (ground floor) private kitchen and toilet communal laundry no access for people with a disability to upper floor

3.3 The accommodation at Longpark falls below the standards the Council would wish to provide in respect of its own housing provision, due to the absence of private shower / bathing facilities.

3.4 The demand for bedsit type accommodation is limited with the majority of potential tenants seeking separate living and sleeping accommodation.

4. PROFILE OF HOSTEL TENANTS

4.1 Tenants at Riccarton, Bonnyton and Robertland hostels have similar tenant profiles. The average age of tenants is 75 years with a number of the tenants receiving social work services such as home care, meals on wheels and some receiving visits from the District Nurse.

4.2 There are seven tenants at Longpark, of whom four are single males in their fifties and three are older people over pensionable age. This unit's profile is different from the other hostels.

5. PROFILE OF SHELTERED HOUSING ACCOMMODATION

5.1 The Council manages eighteen Sheltered Housing Units which were traditionally developed for older people over pensionable age who require additional supports. In recent years this accommodation has been targeted at frailer, older people. Sheltered housing developments generally offer tenancies in accessible accommodation.

5.2 The majority of Sheltered Housing consists of self contained two apartment units with separate living and sleeping accommodation, own kitchen, bathing and toilet facilities and some have communal recreational facilities. The remainder are bedsit units with private bathing facilities.

5.3 Over recent years there appears to have been a change in demand for Sheltered Housing due in part to the development of Council services such as community alarms, the aids and adaptations service and the home care service which enable more people to be supported within their existing homes.

6. PROFILE OF SHELTERED HOUSING TENANTS

6.1 In recent years the profile of Sheltered Housing tenants has been changing from retired people to older people who are frail and who have high levels of dependency.

6.2 There is evidence that, with the development of community based services supporting an increasing number of older people to remain within their own homes, demand for sheltered housing accommodation and other housing traditionally resourced for older people, is from an increasingly frailer and dependent older population.

6.3 There is a requirement for accessible accommodation across all care groups as individuals with complex needs require to be supported within the community.

7. WARDEN SUPPORT ARRANGEMENTS

7.1 The following table summarises the warden support arrangements in place for Hostel and Sheltered Housing tenants.

Service Arrangements	Sheltered Housing	Hostels
1. Number of Units	18	4
2. Tenancy Profile	Frail / vulnerable older people who require additional	Older people (over fifty) who have

	supports	accommodation needs
3. Staffing	15 wardens . 15 relief wardens Three units supported by staff based in adjoining older people's residential units	4 hostel wardens no relief wardens
4. Service Provision	seven days 8 am -12 noon 12 noon - 6 pm (community alarm cover) 6 pm - 10 pm . 10 pm - 8 am (sleepovers)	5.5 days per week 9.00 am -1.00 pm (Mon - Fri) 9.30 am to 12 noon (sat) outwith core times, service transfers to community alarms, including lunch times
5. Holiday / Sickness Cover	Warden service at (3) always provides relief arrangements	Since service established no cover for holidays and sickness Service covered by community alarms short and long term
6. Community Alarms	No links apart from a few very vulnerable tenants, although due to be introduced to all tenancies from 1 st May 2000, to cover warden down times 12 noon - 6 pm period noted above at 4.	All tenants linked to community alarms Not all tenants would meet criteria for community alarm installation
7. Grade	Residential Grade 1-3 dependent on size of unit	Manual Worker Grade 3 - reflects manual nature of task / job remit

7.2 There is no relief warden provision in Hostels and no accommodation available to facilitate this. Alarm controls are based in the warden's accommodation and not accessible during their absence (including absence on sick leave). Community alarm backup was introduced over ten years ago to cover in the absence of the warden.

7.3 More recently arrangements have been introduced for all tenants to receive a daily check visit from social work staff. In addition a telephone contact is also made daily by community alarms staff. All tenants receive this service unless they have signed a mandate stating that they do not wish the service. These arrangements are additional to those which previously operated for some ten years.

8. ALLOCATION OF TENANCIES

- 8.1 Hostel and Sheltered Housing properties are allocated by the Council's Homes Section without formal liaison with Social Work. Accommodation is allocated in terms of Section 53 of the Housing (Scotland) Act 1987 and in accord with the Council's Allocation Policy.
- 8.2 To ensure that Sheltered Housing is properly targeted, allocation criteria require to be reviewed and joint assessments of need undertaken by Homes and Social Work staff prior to the allocation of tenancies.

9. COMMUNITY ALARM SERVICE

- 9.1 The Community Alarm service has been the traditional "back up" service during the absence of Hostel wardens. More recently additional daily check visits and phone calls are made in the warden's absence.
- 9.2 From the 1st May 2000, Community Alarms will be introduced to all Sheltered Housing tenancies to provide support during the 12 noon to 6 pm period providing twenty four hour cover.

10. PROPOSALS FOR ACTION

10.1 Longpark Hostel

- (i) In view of the accommodation facilities available at Longpark Hostel, a full option appraisal exercise should be carried out. No further allocations should take place until this exercise is completed.
- (ii) On completion of the option appraisal exercise, following full consultation between tenants and staff from the Council's Homes and Technical Services and Social Work Department, the future use of the building should be considered by the Council.

10.2 Sheltered Housing And Other Hostel Provision

- (i) In view of the changing nature of demand for Sheltered Housing and other housing provision by older people, the Directors of Homes and Technical Services and Social Work should review the future use of such accommodation.

10.3 Allocation Policy

- (i) The allocation of all tenancies within Sheltered Housing and Bonnyton, Riccarton and Robertland Hostels should be subject to a joint assessment by Homes and Technical Services and Social Work staff.

- (ii) Subject to a review of the future use of Hostels and Sheltered Housing accommodation, revised criteria for allocation should be developed.

11. LEGAL IMPLICATIONS

- 11.1 The proposals are consistent with the Council's responsibilities in terms of the Housing (Scotland) Act 1987.

12. POLICY IMPLICATIONS

- 12.1 The proposals are consistent with the objectives of the Joint Community Care Plan and Modernising Community Care - An Action Plan.

13. FINANCIAL IMPLICATIONS

- 13.1 There are no financial implications for the Council at this time.

14. PERSONNEL IMPLICATIONS

- 14.1 There are no personnel implications for the Council at this time.

15. RECOMMENDATIONS

It is recommended that Committee:

- (i) Authorises the Director of Homes and Technical Services and Director of Social Work to discuss options for the future use of Longpark with the current tenants and other interests;
- (ii) Authorises the Director of Homes and Technical Services to cease allocation of tenancies at Longpark until completion of this exercise;
- (iii) Authorises the Director of Homes and Technical Services and Director of Social Work to undertake a needs analysis and future service plan for sheltered housing / hostels;
- (iv) Authorises the Director of Homes and Technical Services and Director of Social Work to make arrangements for joint assessment of individuals prior to the allocation of tenancies in sheltered housing / hostels;
- (v) Authorises the Director of Homes and Technical Services and Director of Social Work to develop revised eligibility criteria for sheltered housing / hostel tenancies for further consideration by Committee;
- (vi) Requires the Director of Homes and Technical Services and Director of Social Work to report further to the relevant Committees in respect of the above; and

(vii) otherwise note the contents of the report.

Douglas Bulloch
Director of Social Work

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**Director of Homes and
Technical Services**

23 May 2000

LIST OF BACKGROUND PAPERS

Nil

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AGENDA