

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 12 SEPTEMBER 2001**

#### **THE SUPPORTING PEOPLE PROGRAMME**

#### **Joint Report by the Director of Homes and Technical Services and the Director of Educational and Social Services**

#### **1. PURPOSE OF REPORT**

- 1.1 To advise members of further arrangements being made for the implementation of this Scottish Executive initiative, including the introduction of a supplementary tenancy agreement, and requesting the nomination of an elected member to serve on the Core Co-ordination Group for Supporting People.

#### **2. BACKGROUND**

- 2.1 Previous reports to committee have detailed the policy background to the Supporting People Programme together with the implementation funding being made available to the Council.

#### **3. A SUPPLEMENTARY TENANCY AGREEMENT**

- 3.1 On the basis of issued guidance, It is in the Council's best interest to maximise income from the Transitional Housing Benefit Scheme up to April 2003, to help ensure the largest possible grant allocation for our Supporting People Programme.
- 3.2 A supplementary tenancy agreement has been drafted whereby council tenants who need support services to maintain their tenancy agree to the provision of those support services as a condition of occupying their tenancy and agree to pay a service charge. The same condition can be incorporated in licences to occupy for persons who are incapax and cannot enter into tenancy agreements. The new service charge will be eligible for Transitional Housing Benefit.

#### **4. HOUSING SUPPORT SERVICE COSTS**

- 4.1 Further guidance has been received from the Scottish Executive requiring local authorities to identify all housing support service costs funded from pooled rent income. From April 2003, that expenditure will be excluded from the Housing Revenue Account and an equivalent amount will be included in the authority's Supporting People Grant allocation. This will generate extra resources in the Housing Revenue Account, as local authorities are not expected to reduce rents. Further guidance will be issued on how authorities are expected to use these additional resources.

## **5. NOMINATION OF AN ELECTED MEMBER TO THE CORE CO-ORDINATION GROUP**

- 5.1 Previous guidance from the Scottish Executive has indicated that authorities should have elected member representation on their Core Co-ordination Group, the strategic body at the centre of the implementation process for the Supporting People Programme. Invitations to nominate representatives have been issued to a number of partner agencies and the inaugural meeting of the group will be held shortly.

## **6. FINANCIAL IMPLICATIONS**

- 6.1 The implementation of a service charge for housing support services has no major implications for the Housing Revenue Account. All sums credited to the Housing Revenue Account will thereafter be debited and credited to the General Fund to meet the costs incurred by Social Work Services in respect of service provision. There will be a minor increase in the workload of the rent accounting section and associated housing staff.
- 6.2 Identifying those housing support service costs currently funded by the Housing Revenue Account as required by the rent pooling guidance paper will generate up to an extra £0.7M in the HRA. This is the cost of the Council's sheltered housing warden service and the costs of assessing sheltered housing applications and allocating sheltered vacancies.
- 6.3 In terms of the General Fund, where full or part Housing Benefit is being paid, the tenant will not pay anything additional for the support service. Housing Benefit will cover the full amount of the service charge. 95% of all THB payments will be met by benefit subsidy payments from the Department of Work and Pensions, the remaining 5% being paid for from the general fund. Any tenant who cannot claim Housing Benefit should not pay more for a service that they currently receive as any new service charge will be offset by a corresponding reduction in their home care charges.
- 6.4 Redefining even a third of the present services delivered to council tenants through home care services as housing support services could generate up to £1m in additional resources for home care services. There is however the expectation that the Scottish Executive will want to see national priorities addressed with any additional resources, as is to be the case with H.R.A. funds. Further guidance on housing support services funded from social work funding is due later this year.

## **7. POLICY IMPLICATIONS**

- 7.1 In order to comply with the terms of the Regulation of Care (Scotland) Act 2001 care services need to be redefined. All council tenants who currently receive home care services will require their circumstances to be reviewed.

7.2 Where it is appropriate, they will be asked to complete a supplementary tenancy agreement and subject to that agreement, a service charge for housing support services will be made. From April 2003, the service charge for housing support services will be replaced by the charging regime to be introduced as part of the Supporting People Programme.

## **8. LEGAL IMPLICATIONS**

8.1 The supplementary tenancy agreement attached as appendix 1 will ensure that the provision of dedicated housing support services linked to the payment of a service charge is a condition of tenancy. Accordingly, those tenants who have entered into such an agreement will be eligible to make applications for Transitional Housing Benefit. Similar conditions will be incorporated in licences to occupy for persons who are incapax again ensuring eligibility for Transitional Housing Benefit.

## **9. RECOMMENDATIONS**

It is recommended that Members;

- i) authorise the Director of Homes and Technical Services to introduce the supplementary tenancy agreement and any additional documentation required in respect of persons who are incapax into use in appropriate circumstances;
- ii) refer the nomination of an elected member to serve as a representative on the Core Co-ordination Group for East Ayrshire Council's implementation of the Supporting People Programme to Council; and
- iii) otherwise note the contents of this report.

James Lavery  
Director of Homes & Technical Services  
(JC/GC)

John Mulgrew  
Director of Education & Social Work

### **LIST OF BACKGROUND PAPERS**

**Nil**

For further information please contact Joseph Cassidy, Policy Manager, on 01563-576617.

Implementation Officer: Chris McAleavey, Head of Homes

EAST AYRSHIRE COUNCIL

SUPPLEMENTARY AGREEMENT

FOR THE PROVISION OF

HOUSING SUPPORT / GENERAL COUNSELLING SERVICES

1. The Agreement

This is a supplementary agreement relating to the provision of housing support / general counselling services.

This agreement is between us (East Ayrshire Council) and you

It relates to the tenancy of

Let by us to you in terms of a tenancy agreement dated

2. The Services

As a condition of you continuing to live in the property you will from receive from us or a provider commissioned by us the housing support / general counselling services detailed in part 4 of this supplementary agreement subject to any changes in the level of service provision as may subsequently be agreed between us and you in writing.

3. The Service Charge

You will pay a service charge of \_\_\_\_\_ per week being the cost of service provision as further detailed in part 4 of this supplementary agreement.

Your first payment is due on \_\_\_\_\_ in respect of the first week of service provision.

In the event of any changes in the level of service provision being agreed between us and you or in the event of there being any changes in the cost of service provision the level of service charge will be increased or decreased by us to reflect the changes.

If we increase or decrease the level of the service charge we will give you 4 weeks notice in writing.

If you fail to pay the service charge you will be in breach of your tenancy agreement.

4. Housing Support / General Counselling Services Level & Cost

<b>SERVICE TO BE PROVIDED</b>	<b><u>hours per week</u></b>	<b>COST</b>
Helping me maintain the security of my home.		
Helping me maintain the safety of my home by arranging repairs, adaptations and giving advice.		
Dealing with neighbours, assisting with minor repairs, budgeting and claiming benefits.		
Organising access to professional help such as doctors, dealing with Social Work and others with an interest in my welfare, giving advice on life skills.		
Resettlement activities.		
Other support services to aid my social integration.		
Cleaning my home where I cannot do it myself.		
Charges for Emergency Alarm System.	N/A	
<b>TOTAL WEEKLY CHARGE</b>		

5. General

This is an agreement varying the terms and conditions of your tenancy agreement dated  
in terms of sections 54(1)(a) of the Housing (Scotland) Act 1987.

This agreement will subsist from the date hereof until 31<sup>st</sup> March 2003 unless otherwise agreed between us and you in writing.

The remaining terms and conditions of your tenancy agreement remain unaltered.

6. Signatures

By signing this agreement you are agreeing to keep to the conditions in it.

OUR SIGNATURE

Signature.....  
.....

( East Ayrshire Council )

Date...../...../.....

Witness.....  
.....Date...../...../.....

Name(PRINT).....  
.....Address.....  
.....  
.....

YOUR SIGNATURES

Signature.....  
.....Date...../...../.....

Signature.....  
.....  
Date...../...../.....

Signature.....  
.....  
Date...../...../.....

Witness.....

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Date...../...../.....

Name(PRINT).....

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Address.....

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18/07/01

AG/KN.

**AGENDA**