



Particular Housing and Specialist Provision

Local Housing Strategy 2023-2028

Housing Issues Paper



What is a Local Housing Strategy and a Housing Issues Paper?

All local authorities have Local Housing Strategies (LHS) in place to plan how they will address housing matters across the local area. Scottish Borders is currently shaping its **Local Housing Strategy for 2023-2028** and have created **four housing issues papers** to discuss key issues facing the Borders.

This is one of four housing issues papers and focusses on:

Particular Needs and Specialist Provision

The other three papers focus on:

- Housing Delivery and Place Making
- Homelessness
- Climate Change, Energy Efficiency and Housing Quality

We are seeking the views of stakeholders and residents about the papers to make sure that they meet expectations, to see if we have missed anything and to see if there are a better ways of the council carrying out its duties in relation to housing. We are seeking views through a survey and multiple workshops with residents and stakeholders.

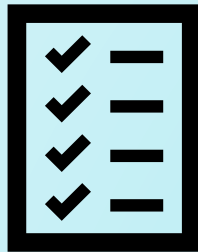


Content: Housing Issues Papers

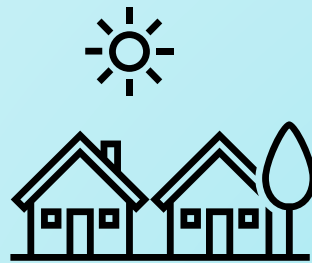
Scottish Borders Council have created the housing issues papers as follows:



Built on a strong understanding of **current national and local context and priorities**



Built on the **progress made** on the current LHS (2017-22)



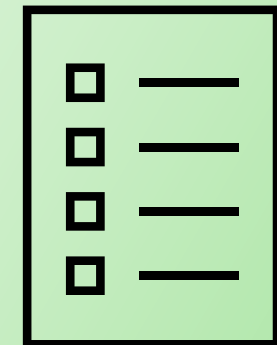
Addressing **newly arising housing matters** such as new LHS guidance and the Covid 19 pandemic



Shaped by the feedback from residents and stakeholders through the **early engagement survey**



The planned actions that the council and our partners are going to take over the next 5 years to address the housing issues we've identified





2017-2022 Local Housing Strategy actions:

More People Are Supported To Live Independently In Their Own Homes

Outcomes	Strategic Actions
More people being able to live independently in their own homes	Liaise with RSL partners to consider a range of new, and existing provision that could be adapted to suit changing needs and service configuration.
	Investigate the feasibility of developing shared ownership and equity release schemes for older people to finance property adaptations
	Explore the future potential of the Borders Care & Repair scheme to further provide a wider range of services which will enable people to live independently.
	Make better use of digital infrastructure and telephony to enable individuals to live independently.
Increased provision of specialised housing	Implement an Older People's Housing Strategy in partnership with the Health and Social Care Partnership
	Assess the extent and nature of needs within the gypsies and traveller community; and develop appropriate response.
Effective housing input to process of health and social care integration	Include housing within integration and locality planning processes to make sure that housing provision for a range of client groups is in the right place with sufficient connectivity to transport and digital infrastructure developments.
	Enable a collaborative approach to a mapping exercise with the integration joint board to establish the availability of local advice and support services as part of the locality planning process (rural exclusion analysis)
Improved availability of housing support services	Monitor availability and impact of housing support for young people and other vulnerable client groups
Increase in prevention and early intervention	Ensure RSLs work in partnership with care and support providers to improve intelligence of need across a range of client groups plus developments in technology and design innovation.
	Provide information and advice to a range of client groups on the options available to them as their housing and care needs change, encouraging and supporting pre-planning.



Achievements in 2017-21

2017/18	2018/19	2019/20	2020/21
<ul style="list-style-type: none">• Commissioned the Integrated Strategic Plan for Older People's Housing Care and Support• 6 prioritised new build extra care housing development currently progressed by Eildon and Trust Housing Associations.	<ul style="list-style-type: none">• Integrated Strategic Plan for Older People's Housing Care and Support launched• £3.4m to assist Eildon and Trust Housing Associations to deliver developments in Galashiels and Duns• The Council has disposed of a site in Hawick to Eildon Housing Association and the Association is in discussions with a developer in order to provide a development in Kelso as part of the proposed re-development of a former school• A site for extra care housing has been identified for the proposed Eyemouth development.• Development of Young People's Housing Need Study• Health & Social Care Strategic Plan, and Housing contribution Statement published in 2018• Funding secured to carry out study on Wheelchair Accessible Housing	<ul style="list-style-type: none">• 5 wheelchair accessible units delivered throughout the region• Extra Care Housing under construction at sites in both Duns and Galashiels• "Space to live – Wheelchair accessible housing in the Scottish Borders" was finalised in January 2020• A target of 20 homes per annum has been identified, of which 15 will be provided by RSLs	<ul style="list-style-type: none">• Extra Care Housing - Longfield Crescent (Duns) development completed in February 2021• Construction of Eildon Housing Association's 39 flat Wilkie Gardens development at Langhaugh Galashiels is advancing well, with the opening anticipated in the autumn of 2021• In March 2021 works started to convert the Listed Building at the former Kelso High School, this will provide 36 flats for Eildon Housing Association upon completion• 2 new homes built to wheelchair accessible standards• HNDA sub group established to work specifically on the Special Housing Provision



Legal, Regulatory, and Policy Context

The Particular Housing and Specialist Provision issues paper is written with consideration of the following legal, regulatory, and policy priorities:

International	UK	Scotland	Scottish Borders
<ul style="list-style-type: none"> • United Nations Convention on the Rights of Persons with Disabilities 	<ul style="list-style-type: none"> • The Equality Act 2010 • Independent Living Fund 	<ul style="list-style-type: none"> • Relevant Adjustments to Common Parts (Disabled Persons) (Scotland) Regulations • Accessible housing standards – the Scottish Building Standards • Housing to 2040 • Age, Home and Community: The Next Phase • Social Care (Self-Directed Support) (Scotland) Act 2013 • A Fairer Scotland for Disabled People Progress Report • Planning (Scotland) Act 2019 • Housing Scotland: Models of Housing with Care and Support • Independent Review of Adult Social Care 	<ul style="list-style-type: none"> • Strategic Joint Needs Assessment • Health and Social Care Integration Strategy 2018-22 • Housing Contribution Statement 2018 • Integrated Strategic Plan for Older People’s Housing, Care and Support (2018-28) • SESPlan Housing Need and Demand Assessment 2022 • Strategic Housing Investment Plan 2022-2027 • Space To Live: Wheelchair Accessible Housing In The Scottish Borders 2020 • Physical Disability Strategy 2019-2022 implementation Plan



Policy Context in focus

The Particular Housing and Specialist Provision issues paper pays special attention to the following themes:

Wheelchair Housing	Care/Supported Provision	Care and support for independent living	Gypsy/Travellers
The Right to Adequate Housing: Are we focusing on what matters?	Shared Spaces	The Carers (Scotland) Act 2016	Gypsy/Travellers and Care
National Planning Framework Still Minding the Step	Building Better Care Homes for Adults	Social Care (Self-directed Support) (Scotland) Act 2013	Fairer Scotland for all: Race Equality Action Plan and Highlight Report
	Independent Review of Adult Social Care	Care and Repair Scotland, Good Practice Guide	Thematic Report on Gypsy/Traveller Sites
			Improving the Lives of Scotland's Gypsy/Travellers
			Gypsy/Traveller Sites in Scotland
			The Planning Act (Scotland) 2019



What we know

Population



- The population of the Scottish Borders has increase by 1.7% (1,910) over the period 2008 to 2018
- Growth has been concentrated in the older age groups with the number of people aged 65-79 increasing by 27.3% and 80+ increasing by 18.8%, a combined total of 46%. In contrast there has been a decrease in the number of 0-15 year olds (-5.1%), 25-44 (-18%) and only small increase in 16-24 years (0.4%) and 45-64 year olds (6.5%).
- The projected population change for the next 25 years shows a huge increase in the percentage change in over 75 year olds (70%)
- Similar to the trend for Scotland, the Scottish Borders has an aging population
- This has a big impact on future housing supply, independent living and other housing services (e.g. adaptations)



What we know

Current Housing Stock



- In total there are an estimated 1,946 homes provided as specialist housing (as of March 2021). This accounts for 16% of all social housing 16% of social housing in the Scottish Borders is classed as specialist housing with amenity housing making up half of this.
- The Scottish Borders Integrated Strategic Plan for Older People's Housing, Care and Support (2018-28) sets out a vision where older people will have greater choice in terms of where and how they live, and the services they can access. the Plan will aspire to deliver 400 extra care houses, 300 new build houses suitable for older people for sale and in the rented sector, existing housing, refurbished or remodelled - 300 houses in the social rented sector, housing support on site to be offered to 300 more older households across housing sectors, over 8,000 adaptations and small repairs to enable people to stay in their own home, a minimum of an additional 20 specialist dementia spaces and investment in telecare / telehealth for over 800 households.
- In 2020/21, 15% of re-lets were specialist housing
- 18% of planned new affordable supply provision is for particular needs housing
- There is no information on specialist provision available in the private sector



Adapted and wheelchair housing



- The Scotland Census 2011 defines a long-term health problem or disability as limiting a person's day-to-day activity, and lasting, or expected to last, at least 12 months. In the Scottish Borders, 8% stated they were limited a lot and 10.6% of people stated that they were limited a little.
- There has been a 9% increase in the number of households with a long-term sick or disabled person from 2007-09 and 2017-19 (same increase as Scotland). These increases in households with a long-term sick or disabled person, inevitably impacting on the requirement for specialist housing and related services.
- An estimated 13%-15% of homes in the Scottish Borders have some form of adaptation for a person with a health or mobility issue, most frequently handrails, specially designed / adapted bathrooms or showers, ramps and door entry systems. Between 7,000 and 7,500 homes
- Under their Scheme of Assistance from 2014-15 to 2018-19, an average of 90 housing adaptations are delivered in the Scottish Borders each year. The number of adaptations across the region peaked in 2015-16, suggesting a move from smaller works to major adaptations.
- From 2017/18 to 2019/20 over £800k was spent on RSL and private sector adaptations.
- Based on Scottish House Condition Survey, on average (each year) 3% of households require an adaptation
- Somewhere between 1,600 and 2,300 households contain at least one person that has to use a wheelchair, with a central figure of 2,000.
- A wheelchair housing target of 20 homes per annum has been identified, of which 15 will be provided by RSLs. There is a gap in understanding of private sector accessible and wheelchair housing with no robust data being available
- There is an identified need for around 1,000 dwellings to be adapted to meet a range of mobility issues, this likely to be an under-estimate when considering projected household growth in the Scottish Borders



Care Homes



- Until 1 December 2019, 'SB Cares' was registered as a Limited Liability Partnership wholly owned by Scottish Borders Council, although Councillors approved the recommendation to bring the partnership back into full ownership of the Council.
- Between 2009 and 2019, care home bed numbers in Scottish Borders increased by just 1%, despite a 20% increase in the population aged 75 and over.
- As of 2019, the occupancy rate of care home provision in the Scottish borders was 84% (87% for Scotland)
- Scottish Borders has 3rd lowest number of care home residents per head population in Scotland and has been amongst lowest 4 local authorities for past 10 years (2009 to 2019).
- Demographic modelling indicates that there would be a need for 187 additional care home beds within the Scottish Borders by 2030. This represents an annual increase of between 14 and 20 care home admissions per year



Care and Support for Independent Living at Home



- Based on data from the Public Health Scotland, Social Care Insights Dashboard in 2018/19, 7,335 people in the Scottish Borders were receiving social care services. This is 3% of the total in Scotland (245,650 people).
- There has been an increase in all social care client types in the Scottish Borders, with significant growth in the number of clients with a physical & sensory disability, mental health or learning disability which impacting on demand for services. Predominantly, older age groups (75+ years) present greater demand for care
- The number of individuals choosing self-directed support has increased significantly, confirming a preference for flexibility and choice in the type of support received. Choice also enables independent living at home, and it is evident individuals prefer this where possible.
- The numbers of people receiving social care services within all client groups has increased which demonstrates pressure in the demand for services.
- Scottish Borders has a high percentage of people aged 18-64 years receiving social care services (29.4%).
- The number of people receiving social care services by support type in the Scottish Borders - social work services was the most common support service received at 50.3%.
- There has been a big increase in 65 years and over receiving a community alarm from 2018/19 to 19/20.
- The number of individuals across the Scottish Borders receiving self-directed support by client group in 2018-19. Uptake is predominantly by elderly/frail client groups in the Scottish Borders (47.4%), although at a regional level (32.2%) this client group is lower than the national average (37.2%).
- There is a lack of recent data to quantify the care and support needs of unpaid carers, although the information that is available suggests that the number of unpaid carers has increased since the 2011 Census. The Scottish Borders percentage of population providing unpaid care at 9.1%
- Care at Home - Scotland has been experiencing a Care at Home crisis, this is a result from the combination of increasing pressure on the sector, with a lack of staff combined with the impact of COVID-19 and withdrawal from the European Union. A lack of carers across Scotland can have a negative impact of other support services and increase pressure on other types of support provision.



Gypsy/Travellers and Travelling Showpeople



- While there is a lack of reliable accurate data to show the number of Gypsy Travellers, national estimates would suggest that 1.5% of Scotland's population of Gypsy/Travellers reside in the Scottish Borders.
- Gypsy/Travellers are more likely to report long-term health problems or disability, despite their younger age profile, than the general population.
- There are a total of 1 public and private Gypsy/Traveller site in the Scottish Borders with around 10 active pitches
- During 2019/20, there were 36 caravans on unauthorised encampments in Scottish Borders, staying on average 4 days.
- There are an estimated 2,000 travelling Showpeople in Scotland, and data is unavailable to indicate numbers in the Scottish Borders



Early Engagement Survey

Held between 1st
October to 30th
November 2021 for
households and
organisations

Aim

To find out what the main housing issues and priorities for the region were for households and organisation

How

A survey published through social media, press release and working with RSL tenant groups and other community Groups

Outcome

330 responses (301 from individuals and 29 from organisations)

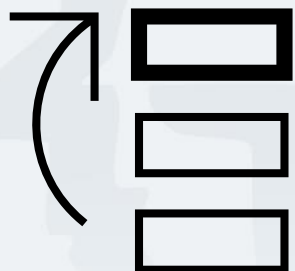
Notable findings



63%

Thought that lack of specialist housing was an issue (15% thought it was a small issue and 48% thought it was a big issue)

Respondents were asked to rank a number of housing priorities; these are the responses to questions relating to specialist housing:



What do you think are the top five housing priorities in the Scottish Borders? (1 being the greatest priority)						
Priorities	1	2	3	4	5	Total Selected as Priorities
Households have the ability to reside in a home that is the right size and meets their needs	1%	1%	2%	3%	8%	15%
There is a range of housing options available to suit the different needs of people in the community	8%	12%	10%	10%	8%	48%
To live comfortably in a home which can be adapted over their lifetime	4%	3%	3%	6%	4%	19%

Source: LHS 2023-2028 Early Engagement Survey Results



'More single story, accessible housing needed to cope with ageing population, for both private and social housing, near to public transport.'

'As we are an ageing population, there's a greater need for suitable properties. One needs to think about moving 10 years before actually moving.'

'Lack of specialist housing provision for people who have mobility needs, e.g. ground floor accommodation; lack of tenancies available with robust construction and lots of space to support people on the autistic spectrum or who present challenges to support; lack of specialist build and design for younger people with dementia who cannot be supported in mainstream care homes.'



What are the issues?

- There has been a lot of focus in recent years on national and local policy on specialist housing and people with specific needs
- The impact of updating the housing for varying needs – how will this impact future housing delivery in both the social and private sector?
- Lack of local data on the needs of households in the Scottish Borders. In order to plan for the future, we need to be able identify the current situation
- There is quite a range of specialist housing types. There has been a move from housing models such as sheltered housing to retirement housing and extra care housing. This can make it difficult to define the provision available in some specialist housing.



What are the issues? (cont.)

- An ageing population puts more pressure on housing. The main impacts are on changing demands for housing supply and existing stock; supporting people to live independently and on adaptations to housing stock
- An increase in the number of households with a long-term sick or disabled person means an increase in demand for specialist housing provision and adaptations.
- There is a lack of information on specialist housing in the private sector. It not only the role of the social rented sector to meet the needs of households
- Clearly identifying housings role in the locality planning within health and social care partnership
- The impact of the pandemic going forward



Housing to 2040:

what are the actions around Particular Housing and Specialist Provision?

Action 20: Ensure that everyone who wants to is enabled to live independently in a home of their own.

- Review Housing for Varying Needs.
- Introduce a new focus on increasing the supply of accessible and adapted homes and improving choice, particularly for younger disabled people.
- Use NPF4 to help make more accessible homes available by helping to deliver tenure-neutral wheelchair housing targets, supporting sites for self-provided housing and delivering homes in accessible locations.
- Introduce new building standards from 2025/26 to underpin a Scottish Accessible Homes Standard which all new homes must achieve.

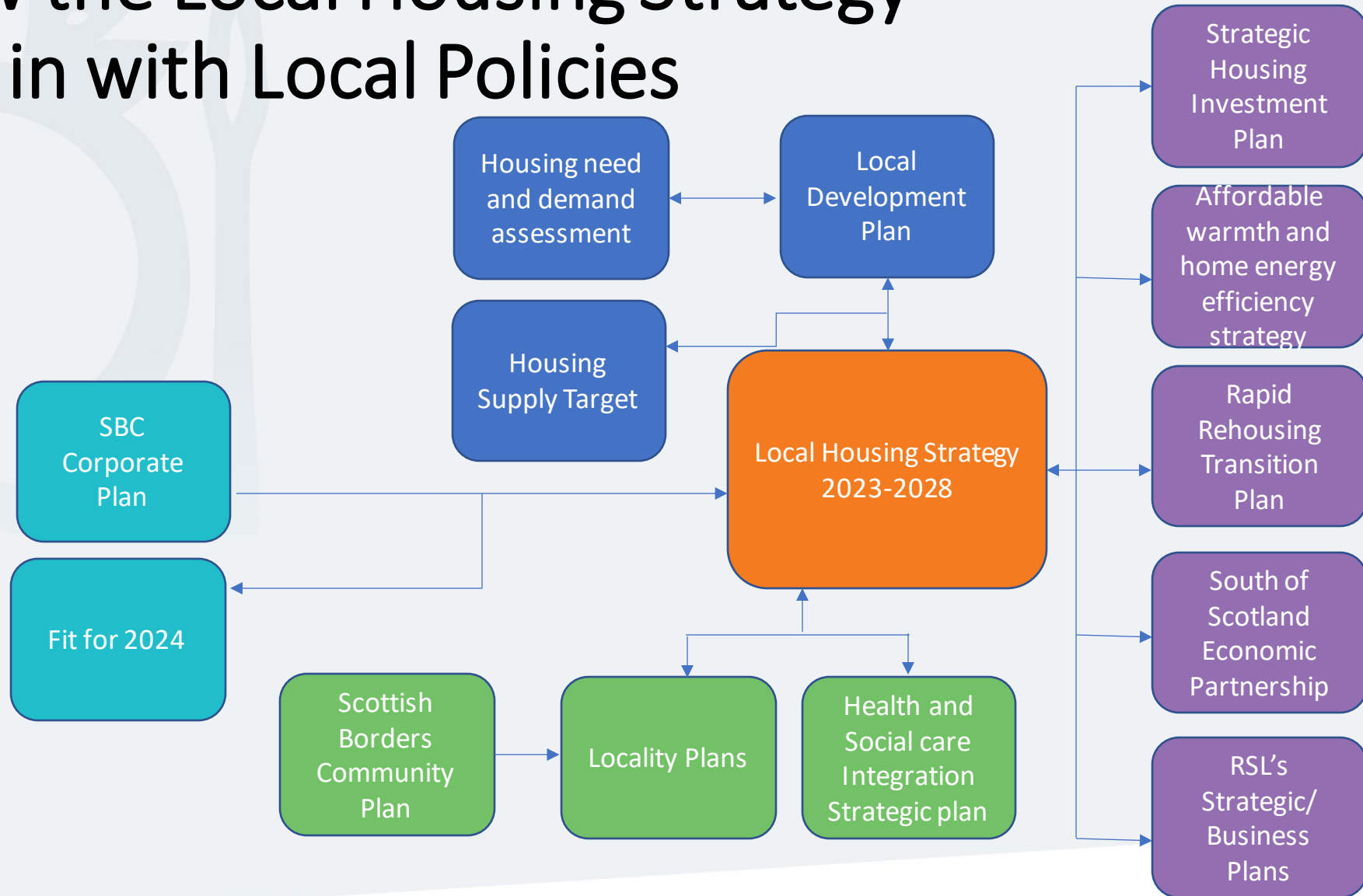


Housing to 2040:

what are the actions around Particular Housing and Specialist Provision? (cont.)

- Establish an inclusive programme of retrofitting social homes.
- Streamline and accelerate the adaptations system.
- Address the practical barriers faced by older and disabled home movers who wish to move to a home that better meets their needs.
- Take action to better integrate the work of housing and health and social care services and deliver a person-centred approach, including the implementation of a joint accountability and outcomes framework.
- Improve the ways that housing and health services support people experiencing addiction, helping them to find settled homes and access flexible support for their other needs.

How the Local Housing Strategy Fits in with Local Policies





Next Steps

Survey

Scottish Borders Council (SBC), aided by Altair Consultancy and Advisory Services Ltd <https://altairltd.co.uk/>, will conduct **surveys** with Scottish Borders residents and stakeholders (organisations involved in the housing sector) during **July/August 2022**.

The surveys are an opportunity for you to tell SBC which local housing issues matter the most to you.

Workshops

This will be followed by **workshops**, during which you can discuss local housing issues in more detail. These are scheduled for the following dates:

Residents	Stakeholders
#1 - Tuesday 2nd August, 11am-1pm	#1 - Monday 5th September, 2pm-4pm
#2 - Wednesday 3rd August, 5.30pm-7.30pm	#2 - Wednesday 7th September, 9.30am-11.30am
#3 - Monday 8th August, 3pm-5pm	#3 - Tuesday 13th September, 2pm-4pm
#4 - Wednesday 10th August, 9am-11am	#4 - Thursday 15th September, 2pm-4pm