

Housing Delivery Group Minutes of Meeting 6th July 2010

Present:

Lisa Willcox	Modernisation and Development Manager
Chris Lord	Yorkshire Housing
Garry Richards	Chevin Housing
Clair Jenkins	Social Worker, CTLD South
Tony Leatherbarrow	Team Manager, CTLD West
Karen Shearon	Strategic Housing
Sarah Roxby	WDH Vulnerable Services
Anne-Marie Gibson	Social Worker,CTLD North

Apologies:

Sarah Machin	Open Door
Siobhan Morris	Open Door

Minutes of the last meeting

The last meeting was poorly attended so served as an exchange of information between those present. Minutes have not been finalised and circulated but will be shortly.

Staff changes were noted, Lisa will start a new job as Modernisation Service Manager for older people on 23rd August, so although she will still be in contact with people present, she will no longer be chairing this meeting after the next time on 19th August.

Tony Leatherbarrow, who is deputy chair, is being seconded to lead the new "Recovery/ Case Review Team" next week for 6 months, so will no longer be attending this meeting

Terms of Reference were reviewed and agreed

Updates on Current Schemes

- **Housing DVD:** This is being edited and has not yet been finalised but is due shortly and will be distributed. Parts of it were shown at the Housing Event and illustrate local stores from service users' and carers' perspectives.
- **Housing Event 21st June:** This was well attended by the Children with Complex Care Needs Team members, but there were few carers and service users present, despite wide publicity and requests from service

users to hold the event. There may be a need to rethink how to publicise such events. Those who attended seemed to find it helpful.

- **Aaron Wilkinson Court:** The 8 flats under construction have slipped by a few weeks to November. The tenants are being selected and their care packages are being examined for cost-effectiveness.
- **Ashton Lodge:** This home was deregistered on 1st June and the former residents are now tenants of Chevin Housing via a leasing scheme. ILF was disallowed at the last minute as there were no funds left for the high number of recent applications, which may affect the “quality of life” aspects of the tenants care packages in future. Currently however they are feeling the benefit of the change with greater opportunities to follow individual activities
- **Possible new scheme:** 12 flats in Featherstone being developed from an old building which could be used if there is demand. Care packages are being costed.
- **Aketon Pastures** (Castleford): there has been some movement in that Persimmon has now given a build cost for a 4-bed (plus sleep-in) bungalow for people with learning disabilities, under S106 agreement for integrated social housing schemes on new estates. However the cost is too high so Kairen and Yorkshire Housing will be reviewing it with Persimmon.
- **Other News – HCA bidding round;** Kairen explained that there will be an unexpected opportunity for another bidding round for funds from HCA, so Housing Associations can seek grants to build new properties. This window may close at the end of the year.
- Anne-Marie reported that a second tenant was being sought to share with her service user who is living in family home after death of parents, in Supported Living via Chevin Housing who has been working with her to achieve that outcome. A tenant wanted form is being sent out. This is a really positive example of a needs led service being commissioned, and the benefits of a co-operative approach from the Housing Association to achieve this.

Changes arising from the Budget

The good news is that there should be greater scope to access Local Housing Allowance to pay for private sector rent, in that a room for a carer will be allowed from April 2011 to meet support needs.

The bad news is that Shared Ownership for people with learning disabilities may be under threat, because of a downwards change in interest rates imposed on lenders for Income Support mortgages, which may mean banks will be less willing to lend as there will be less profit.

Another change is the changes to money for Supporting People. Although the support funding has not yet been affected, the administration grant for Supporting People has been removed with potential serious impact on how the scheme can be organised.

Wakefield Council can't be clear how much income it will have as there are currently a lot of changes in availability of funding streams such as those above, and this may affect the opportunities for support packages to enable people to live in their own homes. The situation should be clearer after the Comprehensive Spending Review in October.

Possible future ways forward

The National Indicator 145 for settled accommodation still exists but the PSA 16 has been removed, (which was the cross-government commitment to it.) Shared Lives does not count as settled accommodation, even if a licence has been issued. Clarification is needed of Wakefield's view on using Shared Lives for long term placements; this needs strategic direction. The changes to LHA from April improve access to the private sector so more use can hopefully be made of the Accredited Landlord Scheme.

Review of Action Plan

Lisa explained that the current action plan, was quite large and demanding, and suggested that it may be helpful to prioritise key actions. The group discussed this and agreed that the focus should be:

- Obtain good information on Learning Disability Housing Needs, including future demand.
- Ensure LD housing needs are reflected in mainstream housing planning
- Further explore, and promote, the use of private rented sector
- Provide clear information on housing choices to all who need it (service users, carers and professionals).
- Promote the use of assistive technology.
- Identify and develop ways in which housing providers can create environments which reduce the need for paid support (eg Independent Living Schemes)

Date of next meeting: 19 August 2.30-4pm Batley Road