

# Report

Report to:	<b>Housing and Technical Resources Committee</b>
Date of Meeting:	<b>17 February 2021</b>
Report by:	<b>Executive Director (Housing and Technical Resources) Executive Director (Finance and Corporate Resources)</b>

Subject:	<b>Proposal to Provide Housing Support Services for Blackwood Housing Association Tenants at Angela Way Sheltered Housing, Uddingston</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to: -

- ♦ outline to Committee, proposals for the Council to take responsibility for the future provision of sheltered housing services to tenants at Angela Way, Uddingston, a service currently provided by Blackwood Housing Association

## 2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s): -

- (1) that the council assumes responsibility for this service from 1 April 2021 be approved, and
- (2) that staffing establishment for the Resource be increased by 1 FTE Sheltered Housing Officer, as detailed at section 5.2 be approved.

## 3. Background

- 3.1. Angela Way is a sheltered housing development owned and managed by Blackwood Housing Association. The scheme has 33 self-contained flats over three floors, accessible by stairs. Eleven of the properties are designed for wheelchair users, 6 for people with limited mobility, with the remainder being general sheltered properties.
- 3.2. Blackwood Housing Association receives funding from the Council to provide the current housing support service to tenants at Angela Way. This funding has been in place since 2008 and replaced funding which was previously provided through the Supporting People scheme.
- 3.3. In November 2020, Blackwood Housing Association notified the Council that, with effect from 31 March 2021, it intends to withdraw the housing support services it provides to its tenants at Angela Way.
- 3.4. The service currently provided is part of a wider set of services provided by Blackwood H.A across different local authority areas. The service operates Monday to Friday, with out of hours access to support via a community alarm system.

#### **4. Proposals**

- 4.1. It is proposed that the Council take direct responsibility for providing sheltered housing services for tenants at Angela Way. The Council is already a major provider of housing support services to its own sheltered tenants, as well as tenants of other housing associations. This service will fit in well with the current arrangements in place for the management of Council sheltered services across the local authority area.
- 4.2. In addition to sheltered housing services, 10 residents at Angela Way also receive home care services. To ensure service continuity, the Health and Social Care Partnership will be carrying out a separate exercise to assess the needs of these individuals.
- 4.3. Discussions are ongoing with tenants at Angela Way concerning these proposals, with a view to the Council assuming responsibility for the provision of sheltered housing services from 31 March 2021. The service which will be provided at Angela Way will be consistent with the Council's existing service model.
- 4.4. Blackwood Housing Association will continue to own Angela Way and be responsible for the provision of landlord services including repairs, communal cleaning, allocations, facilities management, and ground maintenance.

#### **5. Employee Implications**

- 5.1. It is anticipated that provision of the sheltered service at Angela Way will require the Council's sheltered housing officer team to be increased by 1.0 full time equivalent.
- 5.2. The funding for this post will be provided from the grant funding previously provided to Blackwood Housing Association. Table 1 below provides details of the funding required for this post.

Table 1 Staffing Requirements

<b>Post Title</b>	<b>No of Posts (FTE)</b>	<b>Grade SCP</b>	<b>Hourly Rate</b>	<b>Annual Salary</b>	<b>Total costs (including on costs)</b>
Sheltered Housing Officer	1	Grade 2 Level 1-2 SCP 34 -40	£11.78 - £12.86	£21,497.32 - £23,468.21	£28,011.01 - £30,599.08

These posts have been evaluated using the Council's grading scheme

- 5.3. Based upon information provided regarding the tasks and responsibilities undertaken by the Housing Association at Angela Way there are considered to be no TUPE [Transfer of Undertakings (Protection of Employment)] issues arising from the proposals.

#### **6. Financial Implications**

- 6.1. The cost of the additional post noted at 5.2, will be funded from the housing support grant of £65,000 p.a. which will no longer be paid to Blackwood Housing Association.

#### **7. Climate Change, Sustainability and Environmental Services**

- 7.1. There are no implications for climate change, sustainability, or the environment in terms of the information contained in this report.

## **8. Other Implications**

- 8.1. This proposal will require the approval of the Care Inspectorate.
- 8.2. There are no risks or implications for sustainability in terms of the information contained in this report.

## **9. Equality Impact Assessment and Consultation Arrangements**

- 9.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function, or strategy and therefore no impact assessment is required.
- 9.2. Discussions with tenants at Angela Way have commenced. Local Elected Members will continue to be kept informed about the progress of this proposal.

**Daniel Lowe**

**Executive Director (Housing and Technical Resources)**

**Paul Manning**

**Executive Director (Finance and Corporate Resources)**

31 January 2021

## **Link(s) to Council Values/Ambitions/Objectives**

- ◆ Focused on people and their needs
- ◆ Improve health, care, and wellbeing
- ◆ Improve later life
- ◆ Protect vulnerable children, young people, and adults

## **Previous References**

- ◆ None

## **List of Background Papers**

- ◆ None

## **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact: -

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