



Barnet Home seekers

London Borough of Barnet

Sheltered Housing Panel Criteria

SHELTERED HOUSING PANEL

PURPOSE OF THE PANEL

The panel's overall objective is to ensure that the council's resources are appropriately allocated to the benefit of older people who may be vulnerable or in need of support to continue to live independently.

The panel's purpose is to assess housing applications from older people and, assess the need to award the points necessary to allow a successful bid via the Choice Based Lettings scheme. In addition: to assess applicants' need for support and to make recommendations on the suitability of:

- Extra care sheltered housing units (When available).
- Sheltered housing units (Warden controlled, Floating Support or Alarm Assisted).
- Providing assistance in the form of information on alternative housing options suitable for older people who do not demonstrate the level of support needs to qualify for sheltered housing.
- Suggest assistance be provided by Hornsey Housing Trust to support bidding applications

COMPOSITION OF THE PANEL

- Housing Resources Manager
- Sheltered Housing Manager
- Care Management Team Managers x 2
- Representative of Hornsey Housing Trust (Older Persons Support)
- Serviced by Housing Panel Co-ordinator.

Substitutes may attend to cover leave and sickness. A minimum of 2 Panel members and the Co-ordinator are required for the meetings to take place.

PANEL MEETINGS

The panel will meet monthly and will be chaired by the Resources Manager. The Panel Co-ordinator will book a suitable room, provide copies of referral forms for each member of the panel and minute decisions of the panel.

If any emergency applications for sheltered housing allocations arise between the monthly meetings, the Resources Manager will consult panel members by telephone to make a recommendation.

CRITERIA FOR REFERRAL TO THE PANEL

Barnet residents aged 60 or over, or those with a registered disability, who qualify to go on the Housing Register or Tenant Transfer List could be eligible

to be referred to the panel for sheltered housing, extra care sheltered housing, alarm-assisted accommodation.

All referrals to the panel must be accompanied by a fully completed Sheltered Housing Allocations Panel referral/assessment form. The referral/assessment form can be completed by a variety of practitioners e.g. general practitioner, social worker, sheltered housing officer, district nurse, community psychiatric nurse, housing officer, as well as the sheltered housing allocations panel co-ordinator.

CRITERIA FOR ASSESSMENT OF SUPPORT NEEDS

Applications will be assessed by the panel against the criteria defined under *Fair Access to Care Services* (FACS) (Appendix 1) on the basis of the applicant's needs in the following areas:

- Physical and mental health
- Functional ability
- Support network
- Vulnerability to risk, abuse or neglect
- Current accommodation
- Cultural needs

An applicant falling within one of these areas is not automatically assumed to be vulnerable. The panel will consider each of the areas, how they relate to each other and their relationship to the applicant's housing situation.

Applications will be granted

- corresponding to FACS Critical Risk Level or
- corresponding to FACS Substantial Risk Level
- corresponding to FACS Moderate Risk Level
- corresponding to FACS Low Risk Level

The panel may request additional supporting information before making a recommendation (e.g. housing medical assessment, care plan or social work assessment of needs, FACE form or report on the applicant's functional ability from the General Practitioner, Community Psychiatric Nurse, Consultant or any relevant professional).

ALLOCATION OF HOUSING POINTS

Points will be awarded according to the priority agreed:

- Critical - 300 points
- Substantial - 150 points
- Moderate - 75 points
- Low - 10 points

DECISIONS

The panel will discuss each application and reach a decision based on the needs of the applicant under the criteria outlined above.

The panel's decisions and recommendations for further action will be recorded by the Sheltered Housing Panel Co-ordinator on the referral form and in the minutes of the meeting.

The Sheltered Housing Panel Co-ordinator will keep a set of completed referral forms and a separate record sheet of all panel applications and decisions in a format that can be assessed and monitored.

Applicants or their referrers will be written to directly by the Housing Panel Coordinator with details of the Sheltered Housing Panels decision.

APPEALS

Applicants who are dissatisfied with the panel's decisions and wish to provide **new** evidence should submit this to the Housing Panel Co-ordinator for discussion at the next Panel Meeting

Applicants wishing to appeal the Panels decision should do so through the Official Barnet Complaints Procedure starting at Stage 2 by writing to the Head of Housing at Barnet House, 1255 High Road, London N20 0EJ

Last updated 3/8/07

Resources Manager
Appendix 1

FACS Risk Reference Matrix

The table below lays out the areas as defined by the Department of Health with the local eligibility threshold drawn at the substantial level.

	<i>Eligible for help</i>		<i>Not eligible for help</i>	
	CRITICAL RISK LEVEL	SUBSTANTIAL RISK LEVEL	MODERATE RISK LEVEL	LOW RISK LEVEL
	<i>There is a critical risk to the person's current or future independence in one or more of the areas below if help is not provided</i>	<i>There is a substantial risk to the person's current or future independence in one or more of the areas below if help is not provided</i>	<i>There is a moderate risk to the person's current or future independence in one or more of the areas below if help is not provided</i>	<i>There is a low risk to the person's current or future independence in one or more of the areas below if help is not provided</i>
Health, safety and freedom from harm Need to consider: risk to mental health and physical health, maintaining current health and preventing deterioration. Safety of the service user and others from harm whether intentional or unintentional	<ul style="list-style-type: none"> Life is, or will be, threatened Significant health problems have developed or will develop Serious abuse or neglect has occurred or will occur 	<ul style="list-style-type: none"> Abuse or neglect has occurred or will occur 		
Autonomy and	There is, or will be,	There is, or will be,		

<p>freedom to make choices This refers to the control a person has over their immediate situation and how far they can make and act on informed choices</p>	<p>little or no choice and control over vital aspects of the immediate environment</p>	<p>only partial choice and control over the immediate environment</p>		
<p>Ability to manage personal and other daily routines This is the ability of a person to: look after their personal care, domestic needs, other daily routines and look after their dependants</p>	<p>There is, or will be, an inability to carry out vital personal care or domestic routines</p>	<p>There is, or will be an inability to carry out the majority of personal care or domestic routines</p>	<p>There is, or will be, an inability to carry out several personal care or domestic routines</p>	<p>There is, or will be, an inability to carry out one or two personal care or domestic routines</p>
<p>Involvement in family and wider community life Involvement in leisure activities, hobbies, paid and unpaid work, learning and volunteering</p>	<p>Vital involvement in work, education or learning cannot or will not be sustained</p>	<p>Involvement in many aspects of work, education or learning cannot or will not be sustained</p>	<p>Involvement in several aspects of work, education or learning cannot or will not be sustained</p>	<p>Involvement in one or two aspects of work, education or learning cannot or will not be sustained</p>
	<p>Vital social support systems and relationships cannot or will not be sustained</p>	<p>The majority of social support systems and relationships cannot or will not be sustained</p>	<p>Several social support systems and relationships cannot or will not be sustained</p>	<p>One or two social support systems and relationships cannot or will not be sustained</p>
	<p>Vital family and other social roles and responsibilities cannot or will not be undertaken</p>	<p>The majority of family and other social roles and responsibilities cannot or will not be undertaken</p>	<p>Several family and other social roles and responsibilities cannot or will not be undertaken</p>	<p>One or two family and other social roles and responsibilities cannot or will not be undertaken</p>

Last updated 14.8.07

Resources Manager