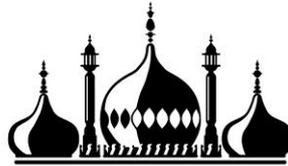




East Sussex
Fire & Rescue Service



Brighton & Hove
City Council

Brighton & Hove

SAB

Safeguarding
Adults Board

Multi-Agency Hoarding Framework

**Guidance for Practitioners in
Brighton and Hove**



Sussex Partnership
NHS Foundation Trust



NHS
Brighton and Hove
Clinical Commissioning Group

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Special thanks to Nottinghamshire Fire and Rescue Service and West Sussex County Council for allowing us to use their Hoarding protocol and associated documents as the basis of our framework

Partner agencies seeking advice in relation to this hoarding framework may contact

Keira Woodroofe at East Sussex Fire & Rescue Service

Telephone: 01323 462134

Email: keira.woodroofe@esfrs.org

For queries relating to East Sussex please contact

Alex Hayward at East Sussex Fire and Rescue Service

Telephone: 01323 462444

Email: alex.hayward@esfrs.org

1. Introduction

In 2016 the Community Initiatives Partnership (CIP), chaired by East Sussex Fire and Rescue Service, commissioned a steering group to develop a multi-agency hoarding framework for the City of Brighton and Hove. This was based on an identified need by partnership agencies for joint working in this area to better identify, support and achieve positive outcomes for people who hoard, thereby improving their safety and wellbeing and the safety of the wider community.

This document sets out a framework for collaborative multi-agency working within Brighton and Hove. The aim is to ensure that every contact counts, and that anyone coming into contact or working with someone who is hoarding in our City has knowledge and awareness of the tools and resources available to be able to offer help and support. The framework takes a person-centred approach recognising that the relationship formed with an individual is key to engaging and working with them. In addition it is recognised that the sequence of interventions may be as crucial as the steps themselves. In some cases, mental health and wellbeing support may need to be put into place and worked through before the individual is in a position to take further practical steps around safety or de-cluttering. In some cases long-term and sustained support may be needed. It is important to consider the impact of interventions such as de-cluttering on an individual and be aware of the potential long-term and unintended consequences.

When working with people who are hoarding, it is important to be mindful that they may be experiencing a range of emotions such as embarrassment, shame, guilt, depression, self-criticism. Equally, the person may not see the hoarding as a problem and therefore not experience these emotions about their behaviour. They may feel extreme attachment to some objectives, feelings of sadness, loss, grief and bereavement to contemplate getting rid of these objects and confusion as to why they can't have their objects around them. Therefore it is important to understand hoarding from the hoarder's perspective and work collaboratively to identify solutions to the problems they would like to address, taking a respectful and non-judgemental approach.

This document contains background information as well as practical tools such as the clutter rating, and local contact details. The aim of the framework is to promote closer working between partner agencies, and that there is someone to pick up the phone and talk to and discuss how best to support a client. Through raising awareness it is hoped that those in need of support can be identified earlier and preventative measures put into place.

This protocol has been developed in partnership with East Sussex Fire and Rescue Service, Brighton and Hove City Council, Sussex Partnership NHS Trust, Brighton and Hove Wellbeing Service

2. Aims of This Protocol

The aims of this framework are to:

- Create a safer and healthier environment for the individual and others affected by the hoarding behaviour, e.g. family, neighbours.

- Develop a multi-agency pathway which will maximise the use of existing service's and resources and which may reduce the need for compulsory solutions.
- Ensure that when solutions are required, there is a process for planning solutions tailored to meet the needs of the individual and utilising a person centred approach. Possible solutions should consider both the mental health and wellbeing support as well as practical support needed.
- Develop creative ways of engaging individuals in the process.
- To create a consistent and joined-up approach to assessing risk and to ways of working with hoarders
- To establish best practice and improve knowledge of legislation that relates to hoarding behaviour through the Hoarding Steering Group.
- To enable a preventative approach to be developed.

3. Who Does This Framework Apply To?

This framework applies to all agencies supporting the Brighton and Hove multi-agency hoarding framework.

There is an expectation that everyone in partnership with the protocol engages fully to achieve the best outcome for the individual, while meeting the requirements and duties of their agency or Board.

The following agencies and Boards support the framework;

Brighton and Hove City Council

Brighton and Hove Clinical Commissioning Group

Brighton and Hove Safeguarding Adults Board

Carelink Plus

East Sussex Fire and Rescue Service

Elder Abuse Recovery Service

Royal Society for the Prevention of Cruelty to Animals

Sussex Partnership NHS Foundation Trust

Sussex Police

4. Definition of Hoarding

Hoarding is the excessive collection and retention of any material to the point that living space is sufficiently cluttered to preclude activities for what they are designed for.

Hoarding disorder is a persistent difficulty in discarding or parting with possessions because of a perceived need to save them.

A person with a hoarding disorder experiences distress at the thought of getting rid of the items. Excessive accumulation of items, regardless of actual value, occurs.

The acquisition of, and failure to discard, possessions which appears to be useless or of limited value (Frost & Gross, 1993).

Compulsive hoarding is often considered a form of Obsessive-Compulsive Disorder (OCD) because between 18 and 42 % of people with OCD experience some compulsion to hoard. However, compulsive hoarding can also affect people who don't have OCD.

Hoarding is now considered a standalone mental health disorder and is included in the 5th edition of the Diagnostic and Statistical Manual of Mental Disorders (DSM) 2013. However, hoarding can also be a symptom of other medical disorders. Hoarding Disorder is distinct from the act of collecting and is also different from people whose property is generally cluttered or messy. It is not simply a lifestyle choice. The main difference between a hoarder and a collector is that people who hoard have strong emotional attachments to their objects which are well in excess of their real value.

Hoarding does not favour a particular gender, age, ethnicity, socio-economic status, educational / occupational history or tenure type.

Anything can be hoarded in many different areas including the property, garden or communal areas. Items include, but not limited to:

- Clothes
- Newspapers, magazine or books
- Bills, receipts or letters
- Food and/or containers
- Collectables such as toys, DVDs or CDs
- Animals

5. Types of Hoarding

There are typically four types of hoarding as described below. Some people may have a combination of hoarding behaviours:

- **Inanimate objects:** This is the most common. This could consist of one type of object or collection of a mixture of objects, such as old clothes, newspapers, food, containers or papers.
- **Animal hoarding:** This is on the increase and often accompanied with the inability to provide minimal standards of care. The hoarder is unable to recognise that the animals are at risk because they feel they are saving them. The homes of animal hoarders are often eventually destroyed by the accumulation of animal faeces and infestation by insects.
- **Data Hoarding:** This is a relatively new phenomenon. It could present with the storage of data collection equipment such as computers, electronic storage devices or paper. A need to store copies of emails, and other information in an electronic format.
- **Diogenes syndrome:** A condition where a person (usually an older person) fails to look after their personal cleanliness and hygiene and tend to retain and fail to throw away rubbish.

6. General Characteristics of Hoarding

- **Fear and anxiety:** compulsive hoarding may have started as a learnt behaviour or following a significant event such as bereavement. The person who is hoarding feels that buying or saving things will relieve the anxiety and fear they feel. The hoarding effectively becomes their comfort blanket.

Any attempt to discard the hoarded items can induce feelings varying from mild anxiety to a full panic attack with sweats and palpitations.

- **Long term behaviour pattern:** possibly developed over many years or decades of 'buy and drop'. Collecting and saving with an inability to throw away items without experiencing fear and anxiety.
- **Excessive attachment to possessions:** people who hoard may hold an inappropriate emotional attachment to items.
- **Indecisiveness:** people who hoard may struggle with the decision to discard items that are no longer necessary, including rubbish.

- **Unrelenting standards:** people who hoard will often find faults with others; requiring others to perform to excellence while struggling to organise themselves and complete daily living tasks.
- **Socially isolated:** people who hoard will typically alienate family and friends and may be embarrassed to have visitors. They may refuse home visits from professionals, in favour of office based appointments.
- **Large number of pets:** people who hoard may have a large number of animals that can be a source of complaints by neighbours. They may be a self-confessed 'rescuer of strays'.
- **Mentally competent:** people who hoard are typically able to make decisions that are not related to hoarding.
- **Extreme Clutter:** hoarding behaviour may be in a few or all rooms and prevent them from being used for their intended purpose.
- **Churning:** hoarding behaviour can involve moving items from one part of the property to another, without ever discarding them.
- **Self-care:** a person who hoards may appear unkempt and dishevelled, due to lack of bathroom or washing facilities in their home. However, some people who hoard will use public facilities in order to maintain their personal hygiene and appearance.
- **Poor insight:** a person who hoards will typically see nothing wrong with their behaviours and the impact it has on them and others.

7. Key Facts

- It is estimated that between 2 and 5% of the population hoard.
- This equates to at least 1.2 million households across the UK.
- It is estimated that only 5% of hoarders come to the attention of statutory agencies.
- Hoarding cases can cost up anywhere from £1000 to £60,000.
- 20-30% of OCD sufferers are hoarders (Chartered Institute of Environmental Health)
- Often, people who hoard can stop landlords from meeting their statutory duties- i.e. Gas safety checks and other certification required for registered Social Landlords

8. Mental Capacity

The Mental Capacity Act (MCA) 2005 provides a statutory framework for people who lack the capacity to make decisions by themselves. The Act has five statutory principles and these are legal requirements of the Act:

1. A person must be assumed to have capacity unless it is established that they lack capacity
2. A person is not to be treated as unable to make a decision unless all practicable steps have been taken without success.
3. A person is not to be treated as unable to make a decision merely because he/she makes an unwise decision.
4. An act done, or decision made, under this act for, or on behalf of, a person who lacks capacity must be done, or made in his or her best interests.
5. Before the act is done, or the decision is made, regard must be had to whether the purpose for which it is needed can be as effectively achieved in a way that is less restrictive of the person's rights and freedom of action.

When a person's hoarding behaviour poses a serious risk to their health and safety, professional intervention will be required. With the exception of statutory requirements, the intervention or action proposed must be with the individual's consent. Article 8 of the European Convention on Human Rights (The right to respect for private and family life) - is engaged. Interference with a person's life must be lawful, necessary and pursue a legitimate aim.

In extreme cases, taking statutory principle 3 (above) into account, the very nature of the environment may lead the professional to question whether the customer has capacity to consent to the proposed action or intervention and trigger a capacity assessment. All interventions must be undertaken in accordance with the 5 statutory principles and using the 'two stage' test of capacity (see MCA Code 4.11 – 4.25).

The MCA Code of Practice states that one of the reasons why people may question a person's capacity to make a specific decision is that "the person's behaviour or circumstances cause doubt as to whether they have capacity to make a decision" (MCA Code of Practice, 4.35). Extreme hoarding behaviour may therefore in the specific circumstances of the case, prompt an assessment of capacity.

9. Information Sharing

Under the Data Protection Act 1998, we all have the responsibility to ensure that personal information is processed lawfully and fairly. All customers have a right to view any information held about them. Practitioners should consider this when they are recording information about that person.

When working with a client, the aim should always be to involve them fully in decision making and to share information about them with other agencies on the basis of consent. However

there may be times when consent has not been gained and due to risk it is appropriate to share information. Consent is not needed to raise a safeguarding alert to Adult Social Care. In addition, an Information Sharing Protocol will be developed by the Hoarding Steering Group to allow the safe transition of information between further agencies.

10. Fire Safety

Hoarding increases the risk of a fire occurring and makes it more difficult for people living within the property to evacuate safely. Fire can also spread to neighbouring properties if the level of hoarding is severe or if flammable items such as gas containers are being stored. It also poses a high risk to fire fighters when attending the scene.

The sharing of information is extremely important for operational firefighter crew safety. East Sussex Fire and Rescue Service is required to be compliant with the Fire Services Act, 2004, Regulation 7.2d to make arrangements for obtaining information needed for the purpose of extinguishing fires and protecting life and property in their area. The multi-agency approach to sharing Information about Hoarding enables compliance with the Act and also strengthens the operational risk assessment when dealing with Incidents and fires where hoarding is present.

11. Environmental Health Powers

Environmental Health has certain powers which can be used in hoarding cases. Some are mentioned below. There is also a link to the Chartered Institute of Environmental Health which notes the growing list of statutory powers available to address hoarding and by means of a case study and the results of a survey, reviews the incidence and diversity of cases coming to the attention of environmental health authorities in the hope that, eventually, that may lead to better ways to resolve them.

Public Health Act 1936

Section 79: Power to require removal of noxious matter by occupier of premises

The Local Authority (LA) will always try and work with a householder to identify a solution to a hoarded property, however in cases where the resident is not willing to co-operate the LA can serve notice on the owner or occupier to “remove accumulations of noxious matter”. Noxious not defined, but usually is “harmful, unwholesome”. No appeal available. If not complied with in 24 hours, The LA can do works in default and recover expenses.

Section 83: Cleansing of filthy or verminous premises

Where any premises, tent, van, shed, ship or boat is either;

- a) filthy or unwholesome so as to be prejudicial to health; or
- b) verminous (relating to rats, mice other pests including insects, their eggs and larvae)

LA serves notice requiring clearance of materials and objects that are filthy, cleansing of surfaces, carpets etc. within 24 hours or more. If not complied with, Environmental Health can carry out works in default and charge. No appeal against notice but an appeal can be made against the cost and reasonableness of the works on the notice.

Section 84: Cleansing or destruction of filthy or verminous articles

Any article that is so filthy as to need cleansing or destruction to prevent injury to persons in the premises, or is verminous, the LA can serve notice and remove, cleanse, purify, disinfect or destroy any such article at their expense.

Prevention of Damage by Pests Act 1949

Section 4: Power of LA to require action to prevent or treat Rats and Mice

Notice may be served on owner or occupier of land/ premises where rats and/ or mice are or may be present due to the conditions at the time. The notice may be served on the owner or occupier and provide a reasonable period of time to carry out reasonable works to treat for rats and/or mice, remove materials that may feed or harbour them and carry out structural works.

Environmental Protection Act 1990

Section 80: Dealing with Statutory Nuisances (SNs)

SNs are defined in section 79 of the Act and include any act or omission at premises that prevents the normal activities and use of another premises, including the following:

Section 79 (1) (a) any premises in such a state as to be prejudicial to health or a nuisance

(c) fumes or gases emitted from [private dwellings] premises so as to be prejudicial to health or a nuisance

(e) any accumulation or deposit which is prejudicial to health or a nuisance

(f) any animal kept in such a place or manner as to be prejudicial to health or a nuisance

The LA serves an Abatement Notice made under section 80 to abate the nuisance if it exists at the time or to prevent its occurrence or recurrence.

For further guidance and information please refer to the Chartered Institute of Environmental Health Officers Professional Practice Note: Hoarding and How to Approach it
http://www.cieh.org/uploadedfiles/core/policy/publications_and_information_services/policy_publications/publications/hoarding_ppn_may09.pdf

12. Planning Powers

Town and Country Planning Act 1990

Section 215: Power to require proper maintenance of land

(1) If it appears to the local planning authority that the amenity of a part of their area, or of an adjoining area, is adversely affected by the condition of land in their area, they may serve on the owner and occupier of the land a notice under this section.

(2) The notice shall require such steps for remedying the condition of the land as may be specified in the notice to be taken within such period as may be so specified.

(3) Subject to the following provisions of this Chapter, the notice shall take effect at the end of such period as may be specified in the notice.

(4) That period shall not be less than 28 days after the service of the notice.

13. Animal Welfare Act

The Animal Welfare Act 2006 came into force on 6 April 2007.

The aim of the Act is to improve the welfare of animals, impose greater responsibility on their carers, and provide greater investigation and entry powers for police and local authority staff to deal with offences.

Under section 9 of the Animal Welfare Act 2006, it is the duty of any person responsible for an animal to ensure that its welfare needs are met. These include:

- The need for a suitable environment (how it is housed)
- The need for a suitable diet (what it eats and drinks)
- The need to exhibit normal behaviour patterns
- Any need to be housed with or apart from other animals, and
- The need to be protected from pain, suffering, injury and disease

14. Safeguarding Children

Safeguarding Children refers to protecting children from maltreatment, preventing the impairment of their health or development and ensuring that they are growing up in circumstances consistent with the provision of safe and effective care. Growing up in a hoarding property can put a child at risk by affecting their development and, in some cases, leading to the neglect of a child, which is a safeguarding issue.

The needs of the child at risk must come first and any actions we take must reflect this. Where children live in the property, a Safeguarding Children alert should always be raised. Please refer to the following link for guidance:

<https://www.brighton-hove.gov.uk/content/children-and-education/child-protection>

15. Safeguarding Adults

Safeguarding Adults means protecting an adult's right to live in safety, free from abuse and neglect. It is about people and organisations working together to prevent, and stop, both the risks and experience of abuse or neglect, while at the same time making sure that the adult's wellbeing is promoted including, where appropriate, having regard to their views, wishes, feelings and beliefs in deciding on any action. This must recognise that adults sometimes have complex interpersonal relationships and may be ambivalent, unclear or unrealistic about their personal circumstances.

This framework accepts the guidance as supplied by Brighton and Hove City Council and the Brighton and Hove Safeguarding Adults Board for raising a concern and referring in order to safeguard an 'Adult at Risk', and works in conjunction with the Sussex Safeguarding Adults Policy and Procedures.

<http://www.brighton-hove.gov.uk/content/social-care/keeping-people-safe/help-adults-risk-abuse-or-neglect>

<http://sussexsafeguardingadults.procedures.org.uk/>

An 'adult at risk' may also be living with a hoarder in a property. There may be a safeguarding concern about the adult if they are at risk of harm due to the way the hoarder is choosing to live in the property. If in doubt, discuss the issue with Adult Social Care.

16. The Care Act 2014

The Care Act, 2014 builds on recent reviews and reforms, replacing numerous previous laws, to provide a coherent approach to adult social care in England. Local authorities (and their partners in health, housing, welfare and employment services) must now take steps to prevent, reduce or delay the need for care and support for all local people.

The Care Act introduced three new indicators of abuse and neglect to Adult Safeguarding. The most relevant to this framework is self-neglect. The guidance states; this covers a wide range of behaviour neglecting to care for one's personal hygiene, health or surroundings and includes behaviour such as hoarding. In practise, this means that when an adult at risk has care and support needs because of a physical or mental impairment or illness, their case may require a safeguarding enquiry.

17. Multi-Agency Response

It is recognised that hoarding is a complex condition and that a variety of agencies will come into contact with the same person. It is also recognised that not all the individuals that hoard will receive support from statutory services such as Mental Health.

The initial intervention from Adult Social Care might be to offer an individual an assessment of their care and support needs. It is recognised that not all individuals that hoard will have care and support needs and an assessment may result in a more appropriate pathway being followed to support the adult, such as referring them on to other support services, instead of the safeguarding process.

Any professional working with individuals who may have, or appear to have, a hoarding condition should use the clutter image rating and assessment questions to assess risk and identify the primary help needed and work with partner organisations to form a multi-agency response.

Evidence of animal hoarding at any level should be reported to the RSPCA as well as other relevant agencies. See referral forms and contact details in the appendices.

18 Hoarding Panel

During the consultation period of this framework, the Hoarding steering group will run quarterly to monitor and evaluate activity in relation to the framework and will also have the ability to discuss individual cases. If a professional would like to refer a case to be discussed at the steering group please contact keira.woodroffe@esfrs.org

In addition, professionals may call a meeting themselves as appropriate to discuss individual cases, these meetings can be tailored to the needs of the individual client inviting the most relevant agencies, and more timely than waiting for the steering group quarterly meeting

In addition, where there an individual client is not engaging with agencies, and there is concern over high risk, any agency signed up the Safeguarding Adults Board can call a meeting under self-neglect procedures, which are covered by SAB information-sharing protocol and which carries an expectation for partner agencies to attend.

<http://sussexsafeguardingadults.procedures.org.uk/hkylz/appendices/>

19. Clutter Image Rating Tool Guidance

Clutter Image Rating (CIR) – BEDROOM

Please select the CIR which closely relates to the amount of clutter



1

2

3



4

5

6



7

8

9

Clutter Image Rating (CIR) – LOUNGE

Please select the CIR which closely relates to the amount of clutter



1



2



3



4



5



6



7



8



9

Clutter Image Rating (CIR) – KITCHEN

Please select the CIR which closely relates to the amount of clutter



1

2

3



4

5

6



7

8

9

20. Description of Risk - Level One

<p>Level 1 Clutter image rating 1 - 3</p>	<p>Household environment is considered standard. No specialised assistance is needed. If the resident would like some assistance with general housework or feels they are declining towards a higher clutter scale, appropriate referrals can be made subject to circumstances.</p>
<p>1. Property structure, services & garden area</p>	<ul style="list-style-type: none"> • All entrances and exits, stairways, roof space and windows accessible. • Smoke alarms fitted and functional or referrals made to East Sussex Fire and Rescue Service to visit and install if criteria met. • All services functional and maintained in good working order. • Garden is accessible, tidy and maintained
<p>2. Household Functions</p>	<ul style="list-style-type: none"> • No excessive clutter, all rooms can be safely used for their intended purpose. • All rooms are rated 0-3 on the Clutter Rating Scale. • No additional unused household appliances appear in unusual locations around the property. • Property is maintained within terms of any lease or tenancy agreements where appropriate. • Property is not at risk of action by Environmental Health.
<p>3. Health and Safety</p>	<ul style="list-style-type: none"> • Property is clean with no odours, (pet or other). • No rotting food. • No concerning use of candles. • No concern over flies. • Residents managing personal care. • No writing on the walls. • Quantities of medication are within appropriate limits, in date and stored appropriately.
<p>4.Safeguard of Children & Family members</p>	<ul style="list-style-type: none"> • No concerns for household members.
<p>5. Animals and Pests</p>	<ul style="list-style-type: none"> • Any pets at the property are well cared for. • No pests or infestations at the property.
<p>6. Personal Protective Equipment (PPE)</p>	<ul style="list-style-type: none"> • No PPE required. • No visit in pairs required.

Level Two

Level 2 Clutter Image Rating 4 – 6	Household environment requires professional assistance to resolve the clutter and the maintenance issues in the property.
1. Property structure, services & garden area	<ul style="list-style-type: none"> • Only major exit is blocked. • Concern that services are not well maintained. • Smoke alarms are not installed or not functioning. • Garden is not accessible due to clutter, or is not maintained • Evidence of indoor items stored outside. • Evidence of light structural damage including damp. • Interior doors missing or blocked open.
2. Household Functions	<ul style="list-style-type: none"> • Clutter is causing congestion in the living spaces and is impacting on the use of the rooms for their intended purpose. • Clutter is causing congestion between the rooms and entrances. • Room(s) score between 4-6 on the clutter scale. • Inconsistent levels of housekeeping throughout the property. • Some household appliances are not functioning properly and there may be additional units in unusual places. • Property is not maintained within terms of lease or tenancy agreement where applicable. • Evidence of outdoor items being stored inside.
3. Health and Safety	<ul style="list-style-type: none"> • Kitchen and bathroom are difficult to utilise and access. • Offensive odour in the property. • Resident is not maintaining safe cooking environment. • Some concern with the quantity of medication, or its storage or expiry dates. • Has good fire safety awareness with little or no risk of ignition. • Resident trying to manage personal care but struggling. • No risk to the structure of the property.
4.Safeguard of Children & Family members	<ul style="list-style-type: none"> • Hoarding on clutter scale 4 -6. Consider a Safeguarding Assessment. • Properties with adults presenting care and support needs should be referred to the appropriate Social Care referral point. • Please note all additional concerns for householders.
5. Animals and pests	<ul style="list-style-type: none"> • Hoarding is impacting the welfare of any pets at the property • Infestation may be beginning at the property
6. Personal Protective Equipment (PPE)	<ul style="list-style-type: none"> • Latex Gloves, boots or needle stick safe shoes, face mask, hand sanitizer, insect repellent. • Is PPE required?

Level Three Actions

<p>Level 3 Clutter image rating 7 - 9</p>	<p>Household environment will require intervention with a collaborative multi-agency approach with the involvement from a wide range of professionals. This level of hoarding constitutes a Safeguarding alert due to the significant risk to health of the householders, surrounding properties and residents. Residents are often unaware of the implication of their hoarding actions and oblivious to the risk it poses.</p>
<p>1. Property structure, services & garden area</p>	<ul style="list-style-type: none"> • Limited access to the property due to extreme clutter. • Extreme clutter may be seen at windows. • Extreme clutter may be seen outside the property. • Garden not accessible and extensively overgrown. • Services not connected or not functioning properly. • Smoke alarms not fitted or not functioning. • Property lacks ventilation due to clutter • Evidence of structural damage or outstanding repairs including damp. • Interior doors missing or blocked open. • Evidence of indoor items stored outside.
<p>2. Household Functions</p>	<ul style="list-style-type: none"> • Clutter is obstructing the living spaces and is preventing the use of the rooms for their intended purpose. • Room(s) scores 7 - 9 on the clutter image scale. Rooms are not used for intended purposes or very limited. • Beds inaccessible or unusable due to clutter or infestation. • Entrances, hallways and stairs blocked or difficult to pass. • Toilets, sinks not functioning or not in use. • Resident at risk due to living environment. • Household appliances are not functioning or inaccessible. • Resident has no safe cooking environment. • Resident is using candles. • Evidence of outdoor clutter being stored indoors. • No evidence of housekeeping being undertaken. • Broken household items not discarded e.g. broken glass or plates. • Property is not maintained within terms of lease or tenancy agreement where applicable. • Property is at risk of notice being served by Environmental Health.
<p>3. Health and Safety</p>	<ul style="list-style-type: none"> • Human urine and excrement may be present. • Excessive odour in the property may also be evident from the outside. • Rotting food may be present. • Evidence may be seen of unclean, unused and or buried plates & dishes. • Broken household items not discarded e.g. broken glass or plates. • Inappropriate quantities or storage of medication. • Pungent odour can be smelt inside the property and possibly from

	<p>outside.</p> <ul style="list-style-type: none"> • Concern with the integrity of the electrics. • Inappropriate use of electrical extension cords or evidence of unqualified work to the electrics. • Concern for declining mental health.
4. Safeguard of Children & Family members	<ul style="list-style-type: none"> • Properties with adults presenting care and support needs should be referred to the appropriate Social Care referral point. • Please note all additional concerns for householders.
5. Animals and Pests	<ul style="list-style-type: none"> • Animals at the property at risk due the level of clutter in the property. • Resident may not able to control the animals at the property. • Animals' living area is not maintained and smells. • Animals appear to be under nourished or over fed. • Hoarding of animals at the property. • Heavy insect infestation (bed bugs, lice, fleas, cockroaches, ants, silverfish, etc.). • Visible rodent infestation.
6. Personal Protective Equipment (PPE)	<ul style="list-style-type: none"> • Latex Gloves, boots or needle stick safe shoes, face mask, hand sanitizer, insect repellent. • Visit in pairs required.

21. Assessment Tool Guidance

Guidance for practitioners

Listed below are examples of questions you may wish to ask where you are concerned about someone's safety in their own home, where you suspect a risk of self-neglect and/or hoarding. The questions should be used alongside the clutter rating and professional judgement to identify level of risk. The questions are designed to help you ascertain what the primary issue or concern is for the individual and therefore what the most appropriate route for support may be. The question set should be taken as a whole and it should always be remembered to consider whether mental health and wellbeing support is needed alongside other solutions.

Most clients with a hoarding problem will be embarrassed about their surroundings. Try to ascertain information whilst being as sensitive as possible. The client should be engaged in the process of seeking further support and their consent gained for referrals to be made. If the client is considered high-risk and the client is not engaging a self-neglect meeting can be called to work with partners to develop a way forwards.

Please see section 20 and appendices for support contact details and referral forms.

Any child or adult safeguarding concerns, a safeguarding alert must be raised.

Practical

- How do you get in and out of your property?
- Do you feel safe living here?
- Have you ever had an accident, slipped, tripped up or fallen? How did it happen?
- Is there hot water, lighting and heating in the property? Do these services work properly?
- Are you able to use all the rooms in your property e.g. the bathroom and toilet ok?
- Where do you sleep?
- Has a fire ever started by accident? Is the property at risk from fire?
- Do you have a housing support worker? Do you have any support from Adult Social Care?

Consider

- Referral for ESFRS Home Safety Visit
- Is a Carelink linked alarm system needed?
- Referral to de-cluttering services – possibility of ESFRS volunteers assisting with low level de-cluttering
- Is housing support needed?
- Is a referral to environmental health needed?
- Consider referral for debt advice
- Animal welfare concerns or animal hoarding can be referred to the RSPCA

Physical

- Do you have any physical health needs, mobility supports etc...
- Does your physical health prevent you from clearing your property?
- Do you have anyone helping you with your current situation

Consider:

- Is a referral to Adult Social Care needed?
- Does the person need to see their GP?

Psychological

- Do you have any difficulty with throwing things away? If so what stops you? If I was to throw something away right now how would you feel?
- Do you ever feel upset by your living situation?
- Do you ever feel down, depressed or hopeless?
- Do you ever have thoughts that you would be better off dead or thoughts of hurting yourself
- Have you ever had any support for your mental health before?

Consider

- Checking for current mental health support via Adult Social Care

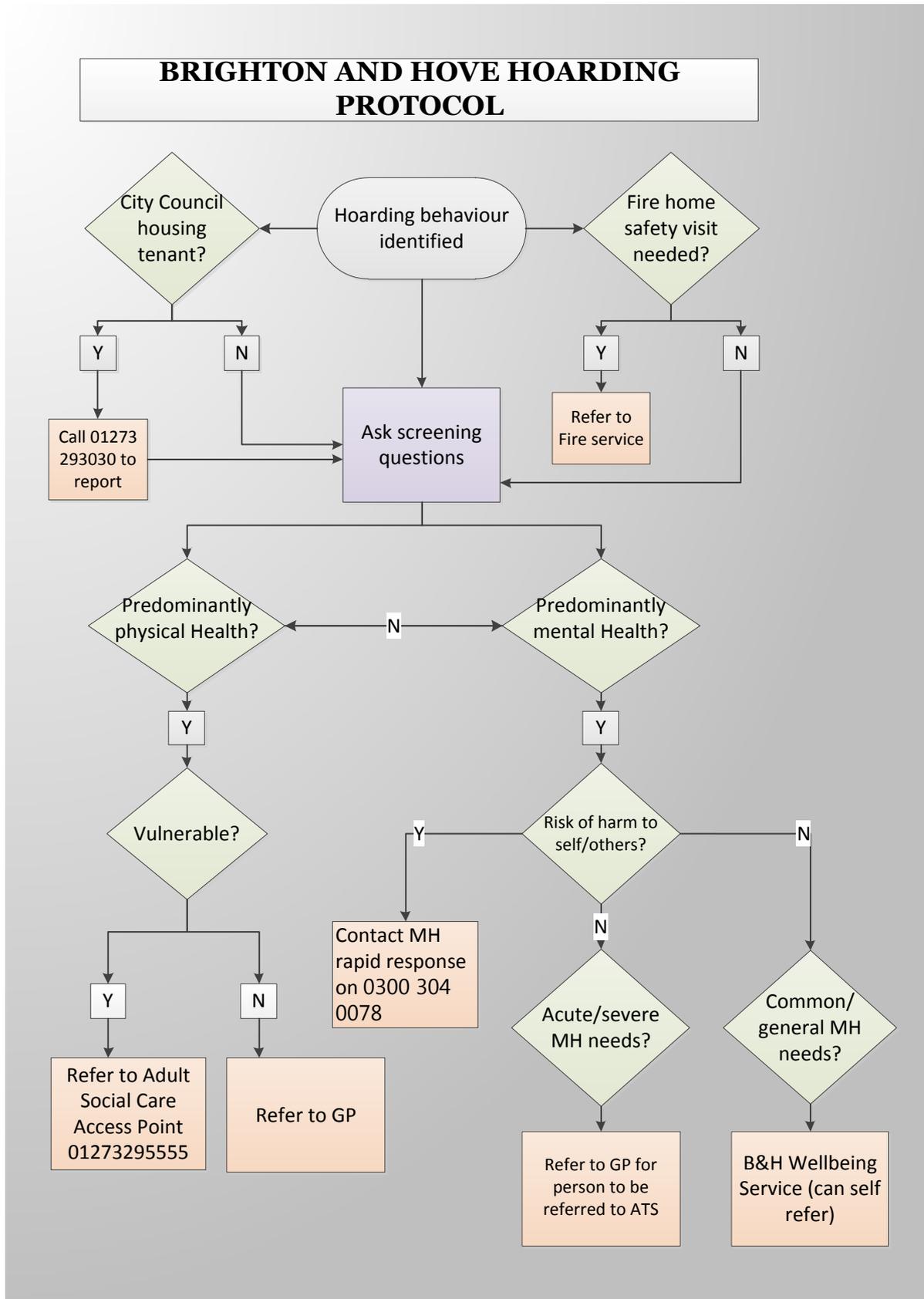
- Support to self-refer into Brighton Wellbeing Service
- Does the person need to see their GP? (for acute mental health issues person should be referred to their GP)
- Give information about the Sussex Recovery College hoarding courses
- Consider leaving self-help pack

Provision

- Would you like you some support to manage your current situation?
- Are you happy for us to share your information with other professionals who may be able to help you?

Ask person to sign consent form and liaise with other agencies as appropriate

22. Hoarding Flowchart



23. Hoarding Asset Register

Organisation	Support Offered	Contact Details
<i>Practical/Physical Support</i>		
ESFRS	<p>Free Home Safety Visits offering the occupier a wide range of advice around home safety, the checking and fitting of smoke alarms and specialist equipment if required.</p> <p>Possibility of follow up visits once client has been discharged from other services to ensure situation has not declined.</p>	<p>Keira Woodroofe keira.woodroofe@esfrs.org 01323 462134 07827280751</p>
BHCC Council Housing Management	<p>Support for Council Housing tenants where there is fire risk; risk to self; risk to others in the neighbourhood; property is not being maintained and is need of repairs</p> <p>Housing officer can visit when concerns are raised</p> <p>Housing Income Management Team visit tentant in difficulty of managing rent</p> <p>Tenancy Sustainment Officers for high-risk cases where intensive short-term support needed to enable resident to maintain their tenancy – case-work, decluttering, and signposting for further support.</p> <p>Housing officer will deal with tenancy breaches and court action</p>	<p>Satti Sidhu Performance and Improvement Officer Satti.sidhu@brighton-hove.gov.uk Tel: 01273 293219</p> <p>Tenancy Sustainment Team – Manager: Adrian Channon Adrian.Channon@brighton-hove.gov.uk Tel: 01273 293233</p>

<p>BHCC Private Sector Housing</p>	<p>Advice/inspection/enforcement relating to conditions in private sector housing including Disrepair; Unsafe design features; energy efficiency; inadequate lighting, ventilation or facilities; Inadequate means of escape from fire; Dampness; residential drainage; Asbestos in residential premises; Overcrowding; Statutory nuisance caused by the condition of residential premises.</p> <p>Some restricted funding available for improvement loans to owner-occupiers for large scale repairs and provisions of amenities</p>	<p>Phone - 01273 293156 (Mon – Fri during office hours)</p> <p>Email – psh@brighton-hove.gov.uk</p>
<p>BHCC Environmental Health</p>	<p>Assess/inspect/consider action based on third party complaints of nuisance being caused (eg neighbour complaints)</p> <p>Assess/inspect/consider action regarding vermin or insect infestation</p> <p>Can become involved in both private-rented and owner-occupied properties linking with BHCC Housing as appropriate.</p>	<p>Tel: 01273 294266</p> <p>Email: ehl.environmentalprotection@brighton-hove.gov.uk</p>
<p>Adult social care</p>	<p>Information advice, support and assessment to adults with care and support needs, those at risk of self-neglect and social isolation due to physical health needs, and carers (over 18)</p> <p>Access point function to provide information and advice on adult social care issues. Expertise around assessment, reablement, safeguarding, mental capacity. Daily living equipment provision</p>	<p>Referral form: www.brighton-hove.gov.uk/helpandsupport</p> <p>Accesspoint@brighton-hove.gov.uk</p> <p>01273 295555</p>

	Care matching service	
Carelink Plus	Community alarm and telecare service. Support available 24/7 with local response. Alarm button and Telecare devices such as linked smoke alarm, falls sensors and medication reminders. Support for people being discharged from hospital or struggling at home (living well project)	For referrals or queries: 0300 123 3301 carelinkplus@brighton-hove.gov.uk
Falls Prevention Service	Specialist service offering evidence based assessment and interventions to patients at risk of falls and Osteoporosis. Patients can be assessed both at home and within clinic settings. Clinics at Brighton General Hospital & Knoll House	Telephone: 01273 265574 Email: SC-TR.FallsServiceRefs@nhs.net
RSPCA	For animal hoarding and animal welfare concerns	24 hour Telephone: 0300 1234 999
Mental Health and Wellbeing Support		
Brighton and Hove Wellbeing Service	Mental health support for common problems, such as low mood, stress, anxiety and depression, including where these problems link to hoarding. Assessment for CBT counselling sessions, over the phone therapy, and a wide range of courses.	Tel 0300 002 0060 Email BICS.brighton-and-hove-wellbeing@nhs.net
Brighton and Hove Assessment and Treatment Service	For those with complex mental health needs or those whose mental health needs are having a significant impact on their daily life	Referral via GP

Sussex Recovery College	Educational courses about mental health aimed both at professionals and those looking to learn about self-management and recovery regarding their own mental health. Courses include a 2 day hoarding course.	Telephone: 01273 749500 Email recoverycollege@southdownhousing.org
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24. Other Useful Local Contact Details

Pavilions (alcohol and substance misuse service) - 01273 731 900

Mental Health Rapid Reponse Service – 01273 242220

NHS GP out of hours - 111

Money Advice Plus - 01273 664 000

Warmth for Wellbeing Service – 0800 988 7037

Brighton Befriending single point of contact tbc

25. Websites and Further Reading

Cloud’s End CIC www.cloudsend.org.uk

Resources to help hoarders and housing associations dealing with hoarding

Help for Hoarders www.helpforhoarders.co.uk

Information support and advice for hoarders and their families. Including and an online support forum,

OCD UK www.ocduk.org/hoarding

Information and support about Obsessive Compulsive Disorder, which includes hoarding

Hoarding UK www.hoardinguk.org

Information and support for hoarders and agencies, including local support groups

The Association of Professional De-Clutterers and Organisers (UK)

www.apdo-uk.co.uk

Provide support, networking and promotion for members of the Professional Organising & Decluttering industry, and information and services for their clients.

26 Appendices

Please find the following documents attached as appendices for this document. Please note that action plan documents are designed to be used when it is felt appropriate.

1. East Sussex Fire and Rescue Home Safety Visit Referral Form
2. Self-Help Information Sheet
3. Hoarding Process Guidance
4. Hoarding Initial Assessment Form
5. Hoarding Action Plan