

PERTH AND KINROSS COUNCIL

Housing and Health Committee

11 March 2015

Care and Repair in Perth and Kinross

Report by Executive Director (Housing and Community Care)

PURPOSE OF REPORT

This report summarises some positive developments and changes to care and repair in Perth and Kinross and asks Committee to note these and request a progress report in 12 months' time.

1. BACKGROUND / MAIN ISSUES

- 1.1 Care and Repair services provide assistance and support to older people and people with a disability who are home owners or private tenants. The aim of the service is to enable them to improve, repair or adapt their homes and live comfortably in their community.
- 1.2 Care and Repair sits within the wider context of *Reshaping Care for Older People*, shifting care to support people to remain at home or in a homely setting by anticipating their needs and intervening early to support them.
- 1.3 There are two Care and Repair organisations currently operating within Perth and Kinross. These are Strathearn and Kinross Care and Repair- established in 1992, based in Crieff, and managed by Hillcrest Housing Association, and Perthshire Care and Repair - established in 1994, managed by Caledonia Housing Association, covering Perth and areas to the north and east of the city.
- 1.4 The two projects provide major adaptations and a small repairs scheme after individuals are awarded private sector housing grants at either 80% or 100% of the cost of the specific adaptation. Applicants are awarded a 100% grant if they currently receive one of four qualifying benefits and those who are awarded 80% grants either pay the 20% deficit in full or receive money from charitable funds, usually with the assistance of Care and Repair.
- 1.5 While the schemes help organise major disabled adaptations for private owners across the area, (following an assessment by Occupational Therapists), they also offer a small repairs service, such as repairing leaking taps, replacing slates, fitting locks and carrying out minor electrical repairs.

2. CARE AND REPAIR ACTIVITY

- 2.1 The number of people receiving a grant for a major disabled adaptation through Care and Repair has largely stayed the same in the past five years, averaging 217 grants each year. This is surprising given the increasingly ageing population and the reshaping care for older people agenda to support more people at home or in a homely environment.

- 2.2 This static number of major disabled adaptation grants, along with relatively high administration costs, and annual underspends by the Care and Repair projects resulted in a review of activity and recommendations for improvement. As a result, a number of actions over the next year are expected to realise significant efficiencies in the administration and management of the projects.

3. NEW ARRANGEMENTS FOR THE ADMINISTRATION AND MANAGEMENT OF CARE AND REPAIR

- 3.1 A new process has been agreed with the care and repair projects in order to support a more efficient, cost effective and timely service. These will involve five main stages in the process of applying for and receiving a major adaptation. These are:
1. Assessment by Occupational Therapy
 2. Technical design and cost quotation
 3. Grant Application to Housing and Community Care
 4. Construction/modification work
 5. Financial and legal closure
- 3.2 The activity at point three around applications and administration was previously undertaken by The Environment Services and will be undertaken by Housing and Community Care staff from April 2015, resulting in previously agreed Council savings of £155k.
- 3.3 A new contract will be in place from April 2015 between the Council and the care and repair projects which specifies funding arrangements and targets for service delivery.
- 3.4 The process will be monitored and reviewed after a year to make sure the following improvements are achieved:
- More efficient administration of the referral and grant application process
 - Increased number of people being supported to remain at home.

4.1 CONCLUSION AND RECOMMENDATIONS

Housing and Health Committee is asked to:-

- (i) Note the changes to the administration and delivery of care and repair
- (ii) Request the Executive Director (Housing and Community Care) to submit an update on progress and improvements to Housing and Health Committee in 12 months' time.

Name	Designation	Contact Details
Lorna Cameron	Head of Housing and Strategic Commissioning	LECameron@pkc.gov.uk

Approved

Names	Designation	Date
John Walker	Executive Director Housing and Community Care	27/02/15

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	Yes
Risk	Yes
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	Yes

1. Strategic Implications

Community Plan / Single Outcome Agreement

- 1.1 This report supports the delivery of the outcomes of the Community Plan/Single Outcome Agreement.

Corporate Plan

- 1.2 This report supports the delivery of the outcomes of the Corporate Plan.

2. Resource Implications

Financial

- 2.1 As detailed in the report.

Workforce

- 2.2 None.

Asset Management (land, property, IT)

- 2.3 The Council also has a duty in terms of the Housing (Scotland) Act 1987 to secure that all houses in their area which do not meet the “tolerable standard” are closed, demolished or brought up to the tolerable standard.

3. Assessments

Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.
- 3.2 The contents of this report have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:
- (i) Assessed as **not relevant** for the purposes of EqIA

Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- (i) Assessed as **not relevant** for the purposes of SEA

Sustainability

- 3.4 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. In terms of the Climate Change Act, the Council has a general duty to demonstrate its commitment to sustainability and the community, environmental and economic impacts of its actions.

Legal and Governance

- 3.5 As detailed in the report.

Risk

- 3.6 A risk log will be developed as part of the improvement action plan.

4. Consultation

Internal

- 4.1 The Heads of Legal and Finance have been consulted on this report.

External

4.2 None

5. Communication

5.1 None

2. BACKGROUND PAPERS

None

3. APPENDICES