
Report To:	Safe, Sustainable Communities Committee	Date: 18 th January 2011
Report By:	Head of Safer & Inclusive Communities	Report No: ECP/SCS/JA/11/
Contact Officer:	William Rice	Contact No: 01475 714228
Subject:	Adaptations	

1.0 PURPOSE

- 1.1 The purpose of this report is to provide Committee with information on the current demand for adaptations in the private and public housing sectors.

2.0 SUMMARY

- 2.1 In recent years an increasing number of people of all ages are being supported with packages of care in their own homes. The impact of this has been an increase in the demand for adaptations.
- 2.2 Under the Housing (Scotland) Act 2006 Local Authorities have a statutory duty to provide financial assistance to homeowners and private rented sector tenants for adaptations. The purpose of these 'stage 3' adaptations is to modify a disabling environment in order to restore or enable independent living, privacy, confidence and dignity for individuals and their families. Major adaptations of a permanent nature, such as ramps, wet floor areas and standard amenities are provided for elderly and/or disabled residents and these make an essential contribution to care in the community. Social Work Services provides and installs minor adaptations costing under £1,000 for homeowners. Social Work Services also provides equipment to clients to assist with many daily household activities.
- 2.3 Access to stage 3 adaptations is via assessment by the Occupational Therapist based at either Inverclyde Royal Hospital or the Centre for Independent Living. Following assessment of the individual's needs and priority a referral will be passed to Inverclyde Care & Repair if the client is a home owner or private rented sector tenant, or, if the client is the tenant of a Registered Social Landlord, the referral will be passed directly to the relevant Housing Association.
- 2.4 The number of people being supported in their own home increases year on year, with dependency levels increasing also. Adaptations to provide safe and sustainable care are essential elements of care packages and assist carers, especially at the point of hospital discharge. The requirement is increasing annually, but the increased costs have to be balanced against the cost of care home admissions, hospital admissions following a fall or informal carers being unable to continue their role.

3.0 RECOMMENDATIONS

- 3.1 That Committee note the contents of the report.

John Arthur
Head of Safer & Inclusive Communities

4.0 BACKGROUND

- 4.1 Occupational Therapists assess the needs of the client on the basis of the functional abilities of the client and their housing situation. The work required can range from the installation of a handrail to the construction of an extension to provide standard amenities. The same process is used regardless of the ownership of the property.
- 4.2 Funding for adaptations in the private sector comes from the owners themselves, with financial assistance from Inverclyde Council provided in the form of a means tested grant for a minimum of 80% of the cost of eligible works. The adaptations service is delivered by the Inverclyde Care & Repair Service who will work on behalf of the client to source competitive tenders from a range of approved contractors, engage architects and landlords as required, apply for the relevant permits and warrants and assist the applicant in applying for financial assistance from Inverclyde Council. During and after the works, Care & Repair provide quality checks and submit applications for payment of the grant element of the works to Inverclyde Council on the client's behalf.
- 4.3 Funding for adaptations in the social renting sector comes from the Housing Associations themselves, although it should be noted that the RSLs receive funding for adaptations from the Scottish Government following identification of need through the Affordable Housing Investment Programme (AHIP) and their anticipated level of expenditure is set out in the Council's Strategic Housing Investment Plan (SHIP)

5.0 HISTORICAL DEMAND & CURRENT POSITION

- 5.1 Referrals for adaptations are prioritised by staff at the Centre for Independent Living and forwarded to either Care & Repair or the relevant RSL for action. The current rate of referral for assessment for both equipment and adaptations is approximately 280 per month. There are currently 159 referrals waiting assessment, although not all of these will require equipment or adaptations.
- 5.2 Private Sector Stage 3 Adaptations

The outturn position, fully funded from the Scheme of Assistance budget (formerly PSHG), for financial assistance to owners and private renting tenants requiring adaptations over the past 4 years are noted in the table below, alongside the number and type of grant provided and the total number of clients assisted over that period. The current 2010/11 position as at 23rd November 2010 is also illustrated for comparison.

Adapt/Year	2006/07	2007/08	2008/09	2009/10	2010/11
Level Access Shower/Wet Floor	81	93	115	133	153
Stairlift	38	26	44	39	42
Overbath Shower	3	1	12	19	11
Structural Alterations	6	4	6	4	0
Ramp	7	2	8	15	6
Extension	3	5	4	8	4
External Lift	3	0	1	4	1
Tracking Hoist	0	1	1	2	3
Other	3	4	6	4	6
Total No. of Adaptations	144	136	197	228	226
Total No. of Clients*	133	132	183	206	211
Expenditure (committed 10/11)	£449,500	£398,672	£585,670	£807,509	£749,639

* a number of clients often receive more than one adaptation

The 2010/11 Scheme of Assistance budget for adaptations has been fully committed and is expected to be expended in full by 31st March 2011. A supplementary budget of £200,000 for adaptations was approved at the 9th February 2010 meeting of the Policy & Resources Committee and this will allow additional clients to be assisted in 2010/11 beyond the scope of the original Scheme of Assistance budget. The available budget is expected to be fully expended by 31st March 2011.

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5.3 Social Renting Sector Stage 3 Adaptations

The Strategic Housing Team do not record any information on the referrals to RSLs or the type of adaptation work carried out by the RSLs in response to referrals received. The Strategic Housing role, in terms of RSL stage 3 adaptations, relates solely to the inclusion of financial information within the SHIP to ensure that the RSL requirements are accounted for in any bid for or allocation of funding. The undernoted table illustrates the budgets that each of the local RSLs have indicated for 2011/12 relative to current adaptations budgets as noted in the SHIP.

RSL	2010/11 £	2011/12 £
Abbeyfield	No submission	8,000
Bield HA	No submission	20,000
Cloch HA	75,000	75,000
Key HA	7,500	7,500
Larkfield HA	30,000	50,000
Link Group	19,469	12,000
Oak Tree HA	100,000	100,000
Margaret Blackwood HA	28,000	14,000
River Clyde Homes	300,000	No submission
Trust HA	35,000	35,000
TOTAL	594,969	321,500

6.0 IMPLICATIONS

6.1 Strategic

The delivery of adaptations to vulnerable client groups both in partnership and directly from Inverclyde Council allows the Council to deliver the aims of several strategic aims and objectives as set out in the:

- Local Housing Strategy;
- Joint Community Care Plan;
- Community Plan;
- Single Outcome Agreement; and
- Corporate Plan.

6.2 Financial

The delivery of adaptations is wholly dependant upon appropriate levels of funding being made available from the Council's budgets as set out in the undernoted table;

Cost Centre	Budget Heading	Budget Year	Proposed Spend this report £	Virement From	Other Comments
Scheme of Assistance	Adaptations	2010/11	£750,000	n/a	Full spend expected
Policy & Resources	Adaptations Capital	2010/11	£200,000	n/a	Full spend expected

The allocation of RSL funding for the provision of adaptations is set out in table 5.3 and requires no financial commitment from the Council. The Council have an opportunity to direct the overall AHIP allocation for Inverclyde, subject to maintaining currently ring-fenced allocations, through the prioritisation of projects and budgets.

6.3 Legal

The current provision for financial assistance to owners requiring adaptations will allow the Council to meet, in full, its statutory obligations under the Housing (Scotland) Act 2006.

6.4 Personnel

There are no Personnel issues arising from this report.

6.5 Equalities

When delivering services to our customers, full cognisance is taken of equality and diversity processes and procedures.

7.0 CONSULTATIONS

7.1 This report has been prepared in consultation with the Council's Chief Financial Officer.

8.0 LIST OF BACKGROUND PAPERS

- 8.1
- Equipment and Adaptations, January 2010: ECP/Plann/WR10/03
 - Revenue Budget 2010/11 and Capital Programme 2010/14: February 2010, FIN/09/10/AP/GJ
 - Scheme of Assistance: PSHG Budget Proposal 2010/11: March 2010, ECP/Plann/WR10/006
 - PSHG 2009/10 Outturn and Scheme of Assistance Update: August 2010, ECP/SCS/JA/10/