

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 17 MAY 2006

EAST AYRSHIRE CARE AND REPAIR PROJECT

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To inform Committee of the current position regarding progress of the East Ayrshire Care and Repair scheme, which provides services to elderly and vulnerable home owners, for the year 2005/2006, and prioritisation procedures for the introduction of a waiting list.

2. INTRODUCTION

- 2.1 The Housing Committee on 12 September 2001 approved the establishment of a Steering Group to take forward a pilot care and repair project for East Ayrshire.
- 2.2 That Steering Group comprised the National Coordinator for the Care and Repair Forum, representatives from the Elderly Forum, the Disability Forum, NHS Ayrshire and Arran and the members of an inter-agency officers' Working Group.
- 2.3 The Housing Committee on 11 September 2002 agreed the need to establish a pilot project in Dalmellington. The pilot Care and Repair project was completed in September 2004. Following an assessment of the initial outcomes of the pilot scheme by elected members at the Housing Committee meeting held on 8 September 2004, it was agreed that the project be rolled out across the whole of East Ayrshire.
- 2.4 Following completion of a successful external tendering process, a contract for the development of a Care and Repair service across East Ayrshire, to include an Approved Contractor List and Small Repair Service, was awarded to Shire Housing Association and was launched in January 2005 following a range of media advertising.

3. EVALUATION OF PROGRESS

3.1 Grant Eligible Works

- 3.1.1 The East Ayrshire wide project has dealt with a total of 95 major grant related cases up to 31 March 2006.

	Total	Withdrawn	Completed	Grant (£)	Other Sources (£)	In Progress/ committed
Major Works	95	16	60	215402.08	48309.77	19
Adaptations		-	5	5055.45	1006.20	
Re-roofing		5	26	146685.84	38553.35	
Builder Work		7	15	24193.30	5770.61	
Electrical		3	5	10757.23	480.46	
Central Heating		-	2	5940.00	-	
Windows/ Doors		1	5	22066.32	2345.34	
Asbestos Removal		-	2	703.94	153.81	

3.2 Small Repair Service

3.2.1 Again, to 31 March 2006, the Small Repair Service has recorded 454 cases.

	Total	Withdrawn	Completed	Total Cost (£)	In Progress
Small Repairs	454	21	388	17821.21	45
Electrical		5	102		
Plumbing		8	137		
Joinery		8	65		
Roofing		-	66		
Central Heating		-	6		
Builder Works		-	7		
Miscellaneous		-	5		

3.2.2 Client surveys record a high level of satisfaction with this service, with a number of repeat clients.

3.3 Advice Cases

3.3.1 38 advice cases involving advice or referrals to other agencies have been recorded.

	Total
Advice/ Referral Cases	38
Contractors	15
Agencies (e.g. Central Heating/ Department for Work and Pensions)	7
Other Council Services	16

3.4 An Approved Contractor List

3.4.1 An Approved Contractor List has been developed and is maintained by the project.

3.5 Home Safety/ Security

3.5.1 131 cases involving home safety and security have been recorded. The Home Safety/ Security package* may involve more than one item per installation.

	Total	Withdrawn	Completed	Total Cost (£)
Home Safety/ Security	131*	4	186*	6651.21
Smoke Detector			78	
Carbon Monoxide Detector			71	
Cold Alarm			1	
Door Chain			6	
Door Viewer			4	
Mortice Lock			1	
Barrell Bolts			1	
Wireless Security Camera			4	
Miscellaneous Safety (e.g. external lights)			20	

3.5.2 External funding in the sum of £2,000 from Strathclyde Fire Brigade was awarded to the project in August 2005, and is fully spent. A further sum of £2,000 was received from the Community Health Practice in December 2005 for the continued installation of home safety and security measures.

4. EXTENSION TO CONTRACT

4.1 In accordance with the terms of the contract awarded to Shire Housing Association for the period 2004/2005 and 2005/2006, the Council has the right to extend the contract for a three separate one year periods subject to satisfactory performance appraisal / review. At its meeting held on 6 February 2006, the Steering Group agreed to extend Shire HA's contract by a further period of one year, until end 2006/2007 given their success of the project to date.

5. PRIORITISATION

5.1 Due to increasing demand for the East Ayrshire Care and Repair service, it is proposed that a Waiting List be introduced to assist in prioritising applicants for financial assistance with works to their homes.

5.2 At its meeting held on 19 April 2006, the Steering Group considered information on waiting lists already devised by other Care and Repair projects across Scotland, and agreed to the introduction of a Waiting List for all Care and Repair works on the basis of the date of application. It was noted that appropriate publicity to inform clients of its introduction would be required. The list will be monitored for one year, to establish its success.

5.3 The group further agreed to a number of exceptions to the date of application criteria for the Waiting List:

- Urgent work to prevent hospital admission.
- Urgent work to allow a client to return home.
- BTS properties.
- The development/ progression of a serious health issue should the work not be carried out.
- Dangerous electrics or severe water penetration.

6. FINANCIAL IMPLICATIONS

6.1 Capital and Revenue Funding 2004/2005 and 2005/2006

6.1.1 As reported to the Housing Committee on 26 January 2005, Private Sector Housing Grant (PSHG) was awarded in the sum of £0.15M both for 2004/2005 and 2005/2006, for the provision of Care and Repair services.

6.1.2 As at 31 March 2006, £239,874.50 had been spent, with a sum of £3,214.57 remaining. However, as a sum of £1,348.79 represents the remainder of a £2,000 award received in December 2005 for Home Safety/Security from Community Health Practice from this total balance, the remaining budget for all services is £1,865.78.

6.2 Capital and Revenue Funding 2006/ 2007

6.2.1 Private Sector Housing Grant (PSHG) has been awarded in the sum of £0.193M both for 2006/2007, for the provision of Care and Repair services. The award of PSHG for 2007/2008 has still to be announced by Ministers.

7. LEGAL AUTHORITY/ IMPLICATIONS

7.1 Shire Housing Association, as managing organisation, is the corporate body with employment, legal and financial responsibility for the full project.

7.2 An Agreement was entered into between the managing organisation for the full project and East Ayrshire Council, regulating the terms and conditions of funding and all other aspects of the project.

7.3 A letter will be issued to Shire HA to extend the contract for a further period of one year, for financial year 2006/2007, on the basis of the Conditions of Contract, Specification and rates stated in the original tender.

8. POLICY IMPLICATIONS

8.1 With a focus on a co-ordinated approach to meeting community care needs, Care and Repair assists in achieving Community Care, Health and Housing policy objectives, as reported in the Scottish Executive document 'Working Together on Care and Repair A Strategic View', dated 2001.

8.2 The expansion of the Care and Repair project supports the promotion of the aims of care in the community and responds to house condition issues within the private sector for vulnerable clients, providing cost effective solutions, thereby contributing to Social Inclusion, in accordance with the requirements of the East Ayrshire Community Plan 2003-2015 and Local Housing Strategy 2004-2009.

9. CONCLUSIONS

9.1 The expansion of the Care and Repair project provides cost-effective services, helping to sustain those people at greatest risk of social exclusion to live independently in better housing within the community, thereby avoiding the need for more institutional forms of care.

10. RECOMMENDATIONS

10.1 The Committee are recommended to:

- i. note that a further report on progress will be brought to a future Committee meeting for consideration; and
- ii. otherwise note the contents of the report.

William Stafford
Executive Director of
Neighbourhood Services

WS/DB/LA

26 April 2006

LIST OF BACKGROUND PAPERS

1. Scottish Executive Working Together on Care and Repair A Strategic View, 2001.
2. Communities Scotland Care & Repair A Good Practice Guide, March 2002.

3. Scottish Executive Care and Repair Guidance and Standards, August 2004.
4. Shire Housing Association Report to Steering Group 31st March 2006.

Any person wishing to inspect the background papers listed above should telephone 01563 576617 and ask for Joseph Cassidy, Development and Strategy Manager.

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