

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 1 NOVEMBER 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.

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 27 major grant related cases from 1 April to 30 September 2006.

	Total	Withdrawn	Completed	Grant (£)	Other Sources (£)	Waiting List
Major Works	27	1	14	45,272.90	28,734.43	12
Adaptations		-	3			-
Re-roofing		-	6			11
Builder Work		-	3			-
Electrical		-	-			1
Central Heating		-	1			-
Windows/ Doors		-	1			-
Asbestos Removal		-	-			-

3.2 Small Repair Service

3.2.1 Again, from 1 April to 30 September 2006, the Small Repair Service has recorded 208 cases.

	Total	Withdrawn	Completed	Total Cost (£)
Small Repairs	208	5	142	7,199.48
Electrical		-	41	
Plumbing		5	51	
Joinery		-	17	
Roofing		-	27	
Central Heating		-	1	
Builder Works		-	3	
Miscellaneous		-	2	

3.2.2 The balance of funds remaining is £12,800.52.

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

3.3 Advice Cases

3.3.1 12 advice cases involving advice or referrals to other agencies have been recorded.

	Total
Advice from Care and Repair Service / Referral Cases	12
Contractors	5
Agencies (e.g. Central Heating/ Department for Work and Pensions)	4
Other Council Services	3

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 29 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	29	-	17	1,369.67
Smoke Detector			5	
Carbon Monoxide Detector			9	
Cold Alarm			-	
Door Chain			-	
Door Viewer			-	
Mortice Lock			-	
Barrell Bolts			-	
Wireless Security Camera			1	
Miscellaneous Safety (e.g. external lights)			6	

3.5.2 The balance of funds remaining is £6,979.11.

3.5.3 External funding in the sum of £5,000 from the Lintel Trust has been awarded to the project to continue with the provision of home safety/ security measures, together with £2,000 from Strathclyde Police and a balance of £1,348.78 carried forward from the Community Health Partnership and Strathclyde Fire and Rescue.

4. FINANCIAL IMPLICATIONS

4.1 Capital and Revenue Funding 2006/ 2007

Private Sector Housing Grant (PSHG) has been awarded in the sum of £150,000 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.

5. LEGAL AUTHORITY/ IMPLICATIONS

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

5.2 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.

5.3 The Agreement with Shire HA has been extended 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.

6. POLICY IMPLICATIONS

6.1 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.

6.2 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.

7. CONCLUSIONS

7.1 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.

8. RECOMMENDATIONS

8.1 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

CMCA/LA
19 September 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 Standards and Guidance, November 2004.
4. Shire Housing Association Report 30 June 2006.

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

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