

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 8TH SEPTEMBER 2003

PILOT 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 pilot Care and Repair scheme in Dalmellington, and to seek approval of the Steering Group's recommendations for the proposed expansion of the project to cover the whole of East Ayrshire.

2. INTRODUCTION

- 2.1 The Housing Committee on 12th September 2001 approved the establishment of a Steering Group to take forward a pilot care and repair project for East Ayrshire.
- 2.2 The Steering Group comprises four Elected Members, 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 the Working Group.
- 2.3 A Working Group has been established, and consists of officers from the Departments of Neighbourhood Services, Educational and Social Services, East Ayrshire Local Health Care Cooperative and Communities Scotland. It produces information and analysis of the type of need and services required in East Ayrshire.
- 2.4 The Housing Committee on 11th September 2002 agreed the need to establish a pilot project in Dalmellington.

3. PROJECT OBJECTIVES AND CLIENT GROUP

- 3.1 The pilot Care and Repair project objectives are the prevention of admission to hospital, the facilitation of hospital discharge back to suitably adapted accommodation in the community, and a Small Repair Service.
- 3.2 The project's client groups are elderly and vulnerable owner occupiers.

4. MANAGING AGENT

- 4.1 The Housing Committee on 26th March 2003 approved Shire Housing Association Ltd acting as managing agent for the pilot project and a partnership agreement being entered into with Shire Housing Association.

5. WORK PLAN TARGETS

- 5.1 The anticipated total value of the works in the eighteen month pilot to September 2004 was reported to the Housing Committee on 26th March 2003, and was estimated at £100,000, as follows:

Year	Advice	Completions	Capital Grant	Other Sources	Total Value
2003/ 2004	Included in completions	12	£27,000	£13,000	£40,000
2004/ 2005 (First 6 months of year)	Included in completions	20	£40,000	£20,000	£60,000

6. EVALUATION OF PROGRESS

- 6.1 Evaluation reports are submitted to both the Working Group and the Steering Group for consideration. Actual progress as at 10th August 2004 is as follows:

6.1.1 Grant Eligible Works

The pilot project has received ten major grant related cases for Dalmellington, with five complete, two with works ongoing, one awaiting approval of grant funding and two with works in the pipeline.

Status	Units	Grant (£)	Other Sources (£)	Total Value (£)
Work Completed	5	14,643.73	748.75	15,392.48
Work in Progress	2	6,644.00	51.00	6,695.00
Work Awaiting Approval	1	1,425.86	1,174.14	2,600.00
Work in Pipeline	2	4,500.00	-	4,500.00
TOTAL	10	27,213.59	1,973.89	29,187.48

6.1.2 Approved Contractor List

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

6.1.3 Small Repair Service

A Small Repair Service was established by the project in December 2003. The service has recorded 36 cases complete or ongoing.

Status	Units	Total Value (£)
Work Completed	32	1,637.44
Work in Progress	4	205.00
TOTAL	36	1,842.44

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

6.1.4 Advice Cases

15 Advice Cases involving advice or referrals to other agencies have been recorded, to include assisting with an application for Improvement Grant.

6.2 The pilot Care and Repair project is due for completion in September 2004. Following a Report to the Steering Group on 25th August 2004, it has been recommended that the project is rolled out across the whole of East Ayrshire.

7. EXPRESSIONS OF INTEREST

7.1 Expressions of interest have been invited to provide a Care and Repair service across the whole of East Ayrshire.

7.2 Four parties noted an interest in the project.

8. INVITATIONS TO TENDER

8.1 Invitations to tender were issued to the four interested parties for the provision of a Care and Repair service across the whole of East Ayrshire.

8.2 Tenders are due for return in September 2004, and will be reported to the Housing Committee thereafter for approval.

9. PROJECT PROPOSALS: 2004/ 2005, 2005/ 2006

9.1 Project Objectives

9.1.1 The project objectives remain the same as those established for the pilot project, to provide:

- (i) A general Care and Repair service to assist older and disabled people to remain safely and in comfort within their own homes, to include:
 - Prevention of admission to hospital and facilitating hospital discharge back to suitably adapted accommodation in the community.
 - Hospital discharge back to suitably adapted accommodation in the community.

- (ii) A small repairs service, maintained and developed, to include the development of criteria for prioritising access to the service, within identified resources.
- (iii) Accident prevention by incorporating an audit of clients' homes to include home security, via small repairs or general care and repair referrals.

9.2 **Operational Aim**

The operational aim of the East Ayrshire Care and Repair project is unchanged, and is to seek independence at an appropriate time when the service is established successfully.

9.3 **Target Area**

It is proposed that the project is rolled out across the whole of East Ayrshire.

9.4 **Target Client Group**

The target client group for the project remains both elderly and disabled owners.

9.5 **Target Property Market**

The target property remains existing owner occupiers' property and former right to buy properties.

9.6 **Advisory Services**

9.6.1 The project will:

- (i) prioritise and undertake home visits to discuss accident prevention, and coordinate and carry out works to houses to help prevent: both accidents and large scale works being required as a result of not being able to undertake smaller works, due to a lack of access to the Approved List of Reliable Contractors.
- (ii) undertake home safety checks, and refer clients to appropriate agencies, as required.
- (iii) refer clients to partner agencies, where appropriate, to maximise income.

9.7 **Caseload Priorities**

9.7.1 The project will require to develop a prioritisation framework for its caseload, due to the increased demand for services resulting from the proposed expansion of the project, using the resources identified.

10. PROJECT WORK PLAN TARGETS: 2004/ 2005, 2005/ 2006

10.1 Progress Monitoring

Progress with the development of the project will be reviewed, to make recommendations for the future development of the project, as follows:

Effectiveness Review at end of financial year 2004/ 2005.	Mid Year Review for preparation for financial year 2005/ 2006, and for preparation of bid for funds 2006/ 2007, 2007/ 2008.	Completion of review period at end of financial year 2005/ 2006. Preparation of recommendations for future development of the project.
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11. FINANCIAL IMPLICATIONS

- 11.1 Funding for the pilot project is within agreed budgets. As previously reported Private Sector Housing Grant (PSHG) has been awarded in the sum of £150,000 both for 2004/ 2005 and 2005/ 2006, for the provision of Care and Repair services.

12. LEGAL AUTHORITY/ IMPLICATIONS

- 12.1 The tendering exercise will be in accordance with Standing Orders relating to contracts.
- 12.2 The successful managing organisation identified at the outcome of the tender bid will be the corporate body with employment, legal and financial responsibility for the full project.
- 12.3 An Agreement will be 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.

13. POLICY IMPLICATIONS

- 13.1 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.
- 13.2 The proposals to expand the Care and Repair project will promote the aims of care in the community and respond 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 current East Ayrshire Community Plan and Local Housing Strategy.

14. CONCLUSIONS

- 14.1 The proposed 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.

15. RECOMMENDATIONS

- 15.1 It is recommended that Members:

- (i) approve the recommendations of the Steering Group,
- (ii) note that a further report on progress will be brought to a future Committee meeting for consideration.
- (iii) otherwise note the contents of the report.

William Stafford
Executive Director of Neighbourhood Services

WS/DB/LA

11th August 2004

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. Shire Housing Association Ltd. Business Plan, February 2003.
4. Scottish Executive Consultative Draft Care and Repair Guidance and Standards, August 2004.
5. Shire Housing Association Progress Report, 11th August 2004.

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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