

Report of **Director of Environment and Neighbourhoods**

To: **Executive Board**

Date: **2nd September 2008**

Subject: **Disabled Facilities Grants**
Capital Scheme Number **98040/000/000**

Electoral Wards Affected:

ALL

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In
(Details contained in the report)

Executive Summary

Executive board are requested to inject £1.005m of additional DLG grant and authorise scheme expenditure of £6m as outlined within this report, to meet the demand for mandatory Disabled Facilities Grants for private sector and registered social landlord disabled residents in Leeds during 2008/9.

1.0 Purpose of this Report

1.1 Continuing high levels of demand for mandatory grant assistance necessitates that funding is made available to meet demand this financial year and this report seeks an injection of £1.005m and requests authority to spend of £6m. This programme is supported by a specified capital grant from CLG of £2.505m.

2.0 Background Information

2.1 The Council administers Disabled Facilities Grants (DFGs) which were introduced in 1990. Subject to a means test, there is a mandatory right to any disabled person for grant support to a current limit of £30,000 for the purpose of altering their dwelling so that they are able to gain access to and use all normal facilities of home, and care for others where this is relevant. Disabled Facilities Grants are available to private home owners, private rented sector tenants and tenants of Registered Social Landlords.

2.2 In recent years there has been considerable interest in reviewing and seeking ways to improve procedures. The Government published research in November 2004 (ODPM Good Practice Guide). It supported research by Bristol University which published proposals for an overhaul of the programme in a 2005 report. It also published a further Government report in October 2005 (ODPM-Reviewing the DFG Programme), and issued a consultation paper in January 2007 setting out their proposals to improve programme delivery, including increased entitlement in some cases. Incremental changes have been introduced since

including the latest changes announced in February 2008 which included an increased maximum grant level, extended eligible works and a revised , more generous financial test of resources for certain applicants.

- 2.3** The key focus has been to modernise and simplify the DFG system so that it meets a number of key strategic objectives :
- i) Disabled people to be at the heart of the service.
 - ii) Grant is able to provide financial support to satisfy increasing need.
 - iii) The system should be affordable, equitable and flexible to meet diverse needs.
 - iv) The service should be integrated with other elements of social care.
 - v) The system should be properly and strategically planned to increase accessibility to housing stock.
 - vii) The help available should be widely publicised and easily accessible.
- 2.4** In Leeds, DFG activity has been the subject of reports to Scrutiny Board over recent years which have embraced these principles, with a particular focus on improving delivery time measured against Government performance targets. Process improvements and new organisational arrangements have been introduced both within Environment and Neighbourhoods and Adult Services which have improved efficiency and effectiveness and further improvements continue to be made. As a result, a significantly higher number of homes are adapted annually and this trend is set to continue in to future years. It has been emphasised throughout this time and acknowledged by Government that a particular consequence of such improved efficiency and throughput would be an increased financial pressure on capital expenditure.
- 2.5** At Exec Board on Feb 2008 the DFG scheme as part of the overall capital programme report was approved with a mix of funding between grant and LCC resources of £1.5m and £3.5m respectively, a total of £5m. It also stated within the report any additional grant we received would increase the overall programme. We received confirmation in late February of an additional £1m in grant from CLG after the capital programme was set. This report will increase the grant element to £2.505m and the LCC resource to £3.495m which will deliver a £6m programme in 2008/09.
- 3.0 Main Issues**
- 3.1** The demand for mandatory financial assistance towards the cost of adaptations to the homes of disabled residents has seen significant growth in recent years. Furthermore, improvements in service delivery and process improvements to meet Government targets for delivery have also seen a significant improvement, such that the throughput of schemes and related expenditure have risen dramatically. As recently as 2004/5, the programme was £2.13m, increasing to £3.67m in 06/7 and £5.36m in 2007/8. A programme of approximately £6m is now required for 2008/09.
- 3.2** New enquiries for DFGs continue to be received at a rate of approximately 300 per quarter. The average weekly value of new grant approvals has increased significantly such that the current value is £120k per week .
- 3.3** Over recent years the value of carry over commitments has been reasonably stable, but a significant increase noted in 2006/07 , 2007/08 has continued into 2008/09. The reasons for this being :-
- Improved efficiency and delivery time per scheme.
 - Improved/Increased fast tracking of referrals which has cleared some backlog.
 - Increase in RSL tenants applications compared with landlord applications which has increased the level of such grant payments.
 - Increased average unit cost of schemes and grant payments due in part to contractor charges plus revised means test arrangements.
 - Increasing awareness of the availability of DFG assistance such that there is no indication of a slowing down of referrals.

- The need to keep within overall programme

3.4 Government subsidy to support DFG programmes comes to the local authority as a specified capital grant which may be claimed to cover 60% of expenditure subject to a maximum limit. In 2008/09 Leeds is receiving subsidy of £2.505m which equates to a programme of £4.18m if subsidy at 60% were available to meet total demand. The current programme spend for 2008/09 is now estimated at £6m.

4.0 Programme

4.1 Expenditure can be managed within a programme of £6m, whilst minimizing the impact on contractors, clients and the Council in terms of performance targets on service delivery, but there will be significant budgetary pressures in 2008/9 and beyond unless this level of expenditure can be met.

4.2 **Phased Release of Referrals** – In an effort to control the volume of units of work issued and related costs, the Agency has implemented the phased release of work to contractors. Once an application has progressed through the initial means test, survey and financial authorization, they are then “queued up” within their designated target delivery time, prior to being released to a contractor. The completed referrals are sorted periodically based on their completion date. This approach results in the careful management of cases, with delivery at or very close to the target date set by Government.

5.0 Capital Funding and Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2008 £000's	FORECAST		
			2008/09 £000's	2009/10 £000's	2010 on £000's
LAND (1)	0.0				
CONSTRUCTION (3)	0.0				
FURN & EQPT (5)	0.0				
DESIGN FEES (6)	0.0				
OTHER COSTS (7)	0.0				
TOTALS	0.0	0.0	0.0	0.0	0.0

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2008 £000's	FORECAST		
			2008/09 £000's	2009/10 £000's	2010 on £000's
LAND (1)	0.0				
CONSTRUCTION (3)	0.0				
FURN & EQPT (5)	0.0				
DESIGN FEES (6)	595.0		595.0		
OTHER COSTS (7)	5405.0		5405.0		
TOTALS	6000.0	0.0	6000.0	0.0	0.0

Total overall Funding	TOTAL £000's	TO MARCH 2008 £000's	FORECAST		
			2008/09 £000's	2009/10 £000's	2010 on £000's
LCC Funding	3495.0		3495.0		
Government Grant	2505.0		2505.0		
Total Funding	6000.0	0.0	6000.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0

6.0 REVENUE EFFECTS

There are no revenue effects on this scheme.

7.0 RISK ASSESSMENTS

- 7.1 The following initiatives have been implemented in an effort to deliver adaptations for the elderly and disabled in a more cost effective and efficient manner. Most of these initiatives also assist in the overall budgetary control and the general administration of contractors through the Agency's delivery of adaptations.
- 7.2 **Framework Contractors** – In March 2007, the Agency appointed five contractors to deliver the agency service. Following a lengthy procurement process carried out by the corporate procurement unit, the five were selected from 15 contractors who had expressed an interest in delivering adaptations for the elderly and disabled for a 3 year term. The contractors were in part selected on their experience, efficiencies and approach to this specialist area of work.
- 7.3 **Standard Specification and Costs** – Approximately 70% of the Agency's throughput of work is shower installations. In light of this, a fixed price was developed to assist in the administration of the Agency's day to day service, their budgetary projections and estimations and to assist in improving the efficiency of the contractors final accounting process.
- 7.4 **Social Services Prioritisation** – Following discussions with Social Services, the priority allocation of DFG applications has been reviewed. In doing so, a larger percentage of referrals will appropriately be allocated to the 'Low' priority band. This will in turn ease pressure on the budget spend and allow a longer time frame for the completion of the adaptation, whilst still meeting Government targets for meeting peoples' needs.
- 7.5 The overall result of the changes described above is that the Council can control the rate of expenditure, whilst minimizing any negative impact for customers.

8.0 CONCLUSION

- 8.1 The entitlement of disabled residents to mandatory grant assistance is an obligation that the council must meet.
- 8.2 Officers are confident that demand can be met with a programme of £6m in 2008/9.
- 8.3 In preparing for 2008/09, DCLG were advised in our submission for subsidy support that the likely programme could be £6m, requiring a subsidy of £3.6m and a local contribution from LCC of £2.4m. The outcome of the bid saw a significant increase in grant (up from £2.09m to £2.505m) but this still represents only 42% of the overall expenditure , and therefore requires a local contribution of £3.5m.

9.0 RECOMMENDATIONS

The Executive Board is requested to :

1. Inject £1.005m of CLG funding into the capital programme.
2. Authorise Scheme Expenditure of £6m.
3. Instruct officers to report back in future on the progress of the scheme

Background Papers :-

Exec Board Report Feb 08 - Capital Programme Report Item 168 (c) Cap Prog 2007-11
Exec Board Report Jan 08 - Disabled Facilities Grants Item 149
CLT Report 11th Dec 2007 – DFG Programme Trends and Financial Pressures