

Report of Deputy Director Adults and Health

Report to Director Adults and Health

Date: 18 April 2018

Subject: Design & Cost Report for Adaptation to Private Housing 2018'19

Capital Scheme Number: 32433.000.000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/>	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/>	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/>
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/>	<input checked="" type="checkbox"/> No

Summary of main issues

1. Capital funding is used to deliver the adaptations and overhead tracking hoists, which are not eligible for funding by Disabled Facilities Grant, to older and disabled people living in owner occupied, Housing Association and private rented property. An equal service is provided to Council tenants by Resources and Housing Directorate.
2. Arrangements are in place for the delivery of the service through a supplier procured through competitive tender for hoists and by Leeds Building Services for minor adaptations. Both arrangements are subject to regular performance management.
3. These services are key to reducing risks to older people, disabled people and disabled children and their paid and unpaid carers and contribute to the Council's priorities.

Recommendations

4. For the Director of Adults and Health to approve the authority to spend of £400,000 capital for 2018'19 for the continued delivery of adaptations in private properties which are not eligible for funding through the use of Disabled Facilities Grants.
5. The implementation of this decision would be from 9 May 2018 and will be led by the Head of Service Assessment and Provision

1 Purpose of this report

- 1.1 To provide information about the service provided from the capital budget for adaptations to private property
- 1.2 To seek approval for authority to spend of £400,000 capital for 2018'19 for the continued delivery of the service.

2 Background information

- 2.1 Section 2 of the Care Act places a general duty on local authorities to provide, arrange or otherwise identify services, facilities and resources to prevent, delay or reduce the needs of adults either for care and support, or the needs of informal carers for support.
- 2.2 The Care Act statutory guidance states: 'Local Authorities must provide or arrange services, resources or facilities that maximise independence for those already with such needs, for example, interventions such as rehabilitation/reablement services e.g. community equipment services and adaptations.'
- 2.3 Disabled Facilities Grants (DFG) are used for adaptations which cost more than £1,000 and are within the mandatory purposes of the Housing Grants Construction Regeneration Act 1996. For Local Authority tenants, a council can apply DFG arrangements or undertake the works from their own resources but the service delivered should be on the same terms as if a DFG had been awarded.
- 2.4 Some adaptations fall outside the mandatory purposes of DFG either related to cost (ie: under £1,000) or by being of a more temporary nature (eg: overhead tracking hoists).
- 2.5 The Community Care (Delayed Discharges) Regulations 2003 made minor adaptations, along with community equipment and intermediate care, free of charge.
- 2.6 The arrangements in Leeds are that Housing Leeds provide both minor and major adaptations for their tenants. Disabled Facilities Grants are administered by Resources and Housing for disabled people living in owner occupied, Housing Association and private rented property. Adults and Health arrange and fund minor adaptations and other non DFG eligible adaptations for people in non LA tenures. Some Housing Associations do provide minor adaptations to their own tenants.
- 2.7 Adults and Health have an annual capital budget of £400,000 to deliver the service. This budget also supports minor adaptations for disabled children.
- 2.8 The £400,000 is used to support two main areas of adaptation work. £150,000 is planned for the provision of overhead tracking hoists and £250,000 for delivery of minor adaptations, and any other non grant eligible works.

- 2.9 Minor adaptations are carried out following recommendation from a range of health and social care professionals. Minor adaptations are used to increase the independence and safety of older and disabled people at home, including to prevent falls. They are also used to facilitate hospital discharge where older or disabled people have experienced a reduction in their physical function. Minor adaptations are also used to reduce risks to disabled people and their family or paid carers while awaiting provision of more extensive adaptations if these are indicated to meet long term need.
- 2.10 Overhead tracking hoists are provided following a moving and handling risk assessment by a Community Occupational Therapist (under the Manual Handling Regulations 1992) which indicates the need for a hoist to reduce moving and handling risks to the lowest reasonable level, and where a mobile hoist is not appropriate due either to space or the needs of the disabled person. The moving and handling risks being reduced can relate to the disabled person, their family carers, NHS staff or home care staff.

3 Main issues

- 3.1 **Overhead tracking hoists** are delivered by a specialist provider following a competitive tendering exercise. A new contract was awarded in November 2013 to run from 1 December 2013 for three years with an option to extend for a further two 12 month periods. The contract is now in the second year of extension and work has commenced to re tender this contract. The contract includes carrying out site visits with OTs, installation of the equipment, removal refurbishment and re siting of the equipment and a 24 hour a day call out service for repairs.
- 3.2 Revenue funding from the community equipment budget is used to fund servicing and repairs, checks required under the Lifting Operations and Lifting Equipment Regulations (LOLER), and individual replacement slings
- 3.3 The supplier is required to provide monthly performance reports against the performance indicators in the contract and contract meetings are held 6 monthly to review performance with the ability to convene a meeting should any issues arise.
- 3.4 Housing Leeds use this contract to purchase ceiling hoists for their tenants, and use other arrangements for repairs and maintenance. The maintenance and LOLER testing elements of the contract are also used by Adults and Health provider services and by other Council Directorates.
- 3.5 **Minor adaptations** and any other non DFG eligible adaptations are delivered by Leeds City Council's Leeds Building Services. As Leeds Building Services are willing and able to deliver this service there is no expectation or requirement for a procurement process to take place.
- 3.6 Recommendations for work are sent by assessors on an electronic pro forma to a single e mail account in Adults and Health with a priority rating. The recommendations are quality assured by Business Support staff to make sure all required details are completed and that the works are within the scope of this budget. Requested works are uploaded daily to a shared spreadsheet with Leeds

Building Services who allocate work to appropriate tradesmen. Telephone appointments are made with customers and following completion of the work dates and costs are entered into a shared system.

- 3.7 There are targets for work to be completed, including shorter timescales for emergency work. Work has been carried out with LBS during 17/18, following changes to their service structure and management, to ensure robust reporting arrangements are in place.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Views have been sought from two stakeholder groups. Firstly the Occupational Therapists who carry out assessments and recommend the provision of both minor adaptations and overhead tracking hoists. Members of The Equipment and Telecare Service User Group (TETSUG) who represent users and carers views at the Leeds Community Equipment and Telecare Advisory Group, and also have a wider role across assistive technology service delivery in influencing and driving innovation, have also been consulted.
- 4.1.2 Both groups were asked how important the provision of minor adaptations, such as handrails and grab rails, are for older and disabled people living in their own homes and what they considered would be the consequences of the Council being unable to arrange such works, especially where a person had a urgent need. They were also asked to give their views on the importance being able to provide a person with a physical impairment with a hoist that is fixed to the ceiling or runs on a gantry track, if they didn't have space for a mobile hoist and the consequences if this was not available.
- 4.1.3 With regard to minor adaptations, Occupational Therapists considered provision of these to be essential for safety and confidence and identified that they contributed to a reduction in falls with the potential consequences of that including hospital admission. They also commented on the improvement a minor adaptation can bring to a person's quality of life, for example, by being able to use the wc independently. The TETSUG members also considered minor adaptations to have an important contribution to reducing falls and consequent injuries requiring more expensive health and care services. They also commented on the risk that without a Council delivered service some people would not be able to afford to arrange such works and would lead restricted lives and experience higher levels of risk.
- 4.1.4 Both the Occupational Therapists and TETSUG members considered it was important that disabled people should be able to have a ceiling hoist provided if a mobile hoist did not meet the need. Occupational Therapists commented on the range of reasons why a mobile hoist may not be suitable which could relate to the environment, the persons moving and handling needs or the carers ability to use a mobile hoist. A TETSUG member described their "lived experience" of a mobile hoist causing distress to a person with dementia as it was moved to different parts of the room, whereas the fixed ceiling hoist as a constant physical feature was better tolerated. A TETSUG member also

identified the increased liability of employers, including PAs without the equipment that reduces risk as far as is reasonably possible. Both OTs and TETSUG members were concerned about the impact on people's wellbeing if they were denied the opportunity to get out of bed during the day.

- 4.1.5 In summary, there was a shared view from assessors and users of equipment that the provision of both minor adaptations and ceiling hoists were vital services and failure to provide them would have serious negative consequences for older and disabled people and for the health and care system.

5 Equality and Diversity / Cohesion and Integration

- 5.1.1 An Equality Impact Assessment screening tool has been undertaken and has indicated that an EIA does not need to be carried out. There are no adverse effects on any particular groups of people related to this service.

6 Council Policies and City Priorities

- 6.1.1 This service contributes to National Indicator 142, the percentage of vulnerable people supported to achieve independent living.
- 6.1.2 Best Council Plan 2015-2020: This work contributes to the Better Lives programme and to the breakthrough project of Making Leeds the Best Place to Grow Old.
- 6.1.3 The service supports adults whose circumstances make them vulnerable, to live safe and independent lives.
- 6.1.4 The service contributes to the Children and Young People Plan and to supporting young people to having the best start in life.

6.2 Resources and value for money

- 6.2.1 The annual budget for this service is £400,000.

6.2.2 Capital Funding and Cash Flow.

Funding Approval :	Capital Section Reference Number :-		32433.000.000				
Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2018 £000's	FORECAST				
			2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	2022 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	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2018 £000's	FORECAST				
			2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	2022 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	250.0		250.0				
FURN & EQPT (5)	150.0		150.0				
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	400.0	0.0	400.0	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2018 £000's	FORECAST				
			2018/19 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	2022 on £000's
LCC Supported Borrowing	400.0		400.0				
Total Funding	400.0	0.0	400.0	0.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 32433

Title : Adaptation to Private Homes 2018'19

Revenue Effects

There are no revenue implications from this decision.

6.2.3 Value for money has been secured for the provision of overhead tracking hoists by competitive tendering exercise.

6.2.4 The Council's Leeds Building Services deliver the minor adaptations service with regular monitoring of performance and spend jointly between Leeds Building Services and Adults and Health.

6.3 Legal Implications, Access to Information and Call In

6.3.1 This service is delivered in line with the Council's duties and responsibilities to meet the needs of older and disabled people.

6.3.2 The decision to approve the release of the £400,000 capital budget is a key decision subject to call in.

6.4 Risk Management

- 6.4.1 Without the provision of this service risks would be experienced by individual service users in their home environment and by family and paid carers providing manual handling support.
- 6.4.2 Recommendations for provision are subject to quality assurance and prioritisation in order to deliver the service within budget.

7 Conclusions

- 7.1 The continued provision of capital funding for the delivery of minor adaptations and overhead tracking hoists in private property will enable the Council to meet its legislative duties, reduce risks to service users, family carers and paid staff and support the Council's priorities.

8 Recommendations

- 8.1 For the Director of Adults and Health to approve the authority to spend of £400,000 capital for 2018'19 for the continued delivery of adaptations in private property which are not eligible for funding through the use of Disabled Facilities Grants.
- 8.2 The implementation of this decision would be from 9 May 2018 and will be led by the Head of Service Assessment and Provision.

9 Background documents¹

- 9.1 None

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.