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| To : HOUSING AND TECHNICAL SERVICES COMMITTEE | | Subject : FUNDING FOR A MAJOR ADAPTATION TO AN OWNER-OCCUPIED HOUSE - VIEWPARK |
| From : DIRECTOR OF HOUSING & PROPERTY SERVICES | | |
| Date : 21 February 2003 | Ref : TMcK/AMcS | |

1. Introduction

- 1.1 The purpose of this report is to seek approval for funding to assist in the provision of a major adaptation to a house in Viewpark owned by Mr & Mrs B.

2. Background

- 2.1 Mr & Mrs B have a daughter and 2 sons. Their daughter (Miss B) is a 15-year-old girl who was involved in a road traffic accident in August 2001. This young lady sustained significant injuries and has undergone several operations, including extensive reconstruction surgery. Further surgery will be required in the future. The Occupational Therapist and Clinical Psychologist have recommended provision of an extension, which is necessary to promote Miss B's full recovery and promote her future physical, emotional and social development. Miss B's existing bedroom is particularly small and the extension will provide her with the required living space and en-suite bathroom facility. This will provide Miss B with the privacy required to cope with her extensive injuries, and will create a positive environment for her rehabilitation to progress, to ensure she can lead an active and full life.
- 2.2 Mr and Mrs B's architect has prepared proposals that provide for the extension and these were used to secure competitive tenders, which have now been obtained. The total cost including professional fees and VAT is estimated at £35,492.37. An Improvement Grant of £9,450.00 has been approved but Mr and Mrs B have intimated that they would be unable to fund the balance of £26,042.37. In such circumstances, the provision of additional 'top-up' funds is normally provided in terms of Section 12(1) of the Social Work (Scotland) Act 1969. In addition to this, this case would also fall under the terms of the Children (Scotland) Act (1995) Section 22 and Section 23 (1B), which gives the local authority a duty to ensure that children are given the opportunity to lead lives which are as normal as possible.
- 2.3 On the recommendation of the Joint Working Group on Equipment and Adaptation, and with a view to providing a more streamlined service to disabled house-owners, the Social Work and Housing and Property Services Committees agreed, in November 2000, that the administration of these top-up funds would in future be managed within the Housing and Property Services Department, along with Improvement Grants.

- 2.4 Where the amount of a proposed top-up grant exceeds £10,000 there is an arrangement, approved at Social Work Committee in August 1998, whereby the Director of Administration will secure a Standard Security. This is registered in the title deeds of the property and specifies that repayment of the top-up grant shall be required, on a sliding scale, if the property is sold or disposed of within 10 years, excepting disposal to the person with a disability for whom the adaptation is made, or disposal by the Executor of the deceased owner acting in that capacity. If the proposed top-up exceeds £20,000, the arrangements also require consent of Committee.

3. Proposals

- 3.1 The proposed adaptation has been agreed by the Social Work Department as suitable to meet Miss B's long-term needs. It is therefore proposed that in addition to the Improvement Grant of £9,450, a top-up of £26042.37 is provided to allow the extension to proceed.

4. Corporate Considerations

- 4.1 The Director of Social Work is in full agreement with these proposals.

5. Recommendation

- 5.1 It is recommended that Committee authorise top-up funding totalling £26042.37 to Mr & Mrs B.

6. Further Information

Further information is available in the Social Work and Housing & Property Services Departments.



Thomas McKenzie
Director of Housing & Property Services