

NORTH LANARKSHIRE COUNCIL

REPORT

To : HOUSING AND TECHNICAL SERVICES (CAPITAL PROGRAMME AND REPAIRS) SUB-COMMITTEE  SOCIAL WORK COMMITTEE		Subject : NORTH LANARKSHIRE CARE AND REPAIR PROJECT PROGRESS REPORT
From : DIRECTOR OF HOUSING & PROPERTY SERVICES		
Date : 9 May 2003	Ref : TMcK/IMcM/AMcS	

**1. Purpose of Report**

1.1 This report advises members of the progress made by Care and Repair in North Lanarkshire and has been prepared in co-operation with the Director of Social Work.

**2. Background**

2.1 Care and Repair schemes assist mainly frail older people with physical disabilities and others with community care needs who are owner-occupiers or live in the private rented sector.

2.2 The Social Work (Planning and Administration) Sub-Committee meeting on 11 February 2003 and the Housing & Technical Services Committee of 6 March 2003 approved Clyde Valley Housing Association's proposed revenue budget for 2003/2004 for North Lanarkshire Care & Repair Project in the sum of £174,255.

2.3 Revenue funding is based on a sharing of costs between North Lanarkshire Council, Communities Scotland and Lanarkshire Health Board. The Council's contribution is divided equally between the Social Work and Housing & Property Services Departments and the cost of revenue support to the project in 2003/2004 is projected as £36,354 for each Department.

2.4 An Advisory Committee with representation from Clyde Valley Housing Association, North Lanarkshire Council, Communities Scotland and Lanarkshire Health Board monitors the progress of the project.

**3. Progress**

3.1 North Lanarkshire Care and Repair was launched on 23 June 1998. Appendix 1 attached to this report shows in detail the progress of the project.

3.2 At 31 March 2003, the Care and Repair Project had 1,412 clients of which 856 were works cases complete or in the pipeline. 64 % of the Project's clients are aged over 70 years. Over 84% have some degree of disability. The number of new referrals to the project was 78 in the quarter to March 2003. The total value of works was £127,129 in the quarter. The number of cases where work is in progress (103) will result in increases in works completions and total expenditure next quarter.


- 3.3 The Small Repairs Service was launched in November 2000 as part of the Care & Repair Project. Since then, the Small Repairs Officer has visited 760 clients and completed work – mainly small joinery or plumbing jobs – in 733 houses. 70% of the clients are aged over 70 and 75% have some degree of disability. Appendix 2 attached to this report details the progress of the Small Repairs Service.
- 3.4 The project is endeavouring to assist all clients to undertake grant-aided works to their homes as quickly as possible, but due to the unprecedented level of new cases referred to the project during 2002, waiting times for assistance have increased substantially, even for high-priority cases such as disabled adaptations. At 31 March 2003 there were 138 people awaiting a first visit from Care & Repair, compared with 52 at 31 March 2002. New non-priority enquiries and referrals are being advised that they may have to wait over 6 months for a visit from Care and Repair. This backlog of enquiries and referrals awaiting assistance should begin to fall once the additional staff, currently being recruited, are in post.
- 3.5 The Advisory Committee will closely monitor the workload and the performance of the project over the coming months.

#### **4. Recommendations**

- 4.1 Committee is asked to note the contents of the report.

#### **5. Further Information**

- 5.1 Available in the Housing and Property Services Department.



**Thomas McKenzie**  
**Director of Housing & Property Services**

**CARE AND REPAIR NORTH LANARKSHIRE**

**REPORT TO ADVISORY COMMITTEE**  
**QUARTER ENDING 31 MARCH 2003**

1. **Total Caseload**

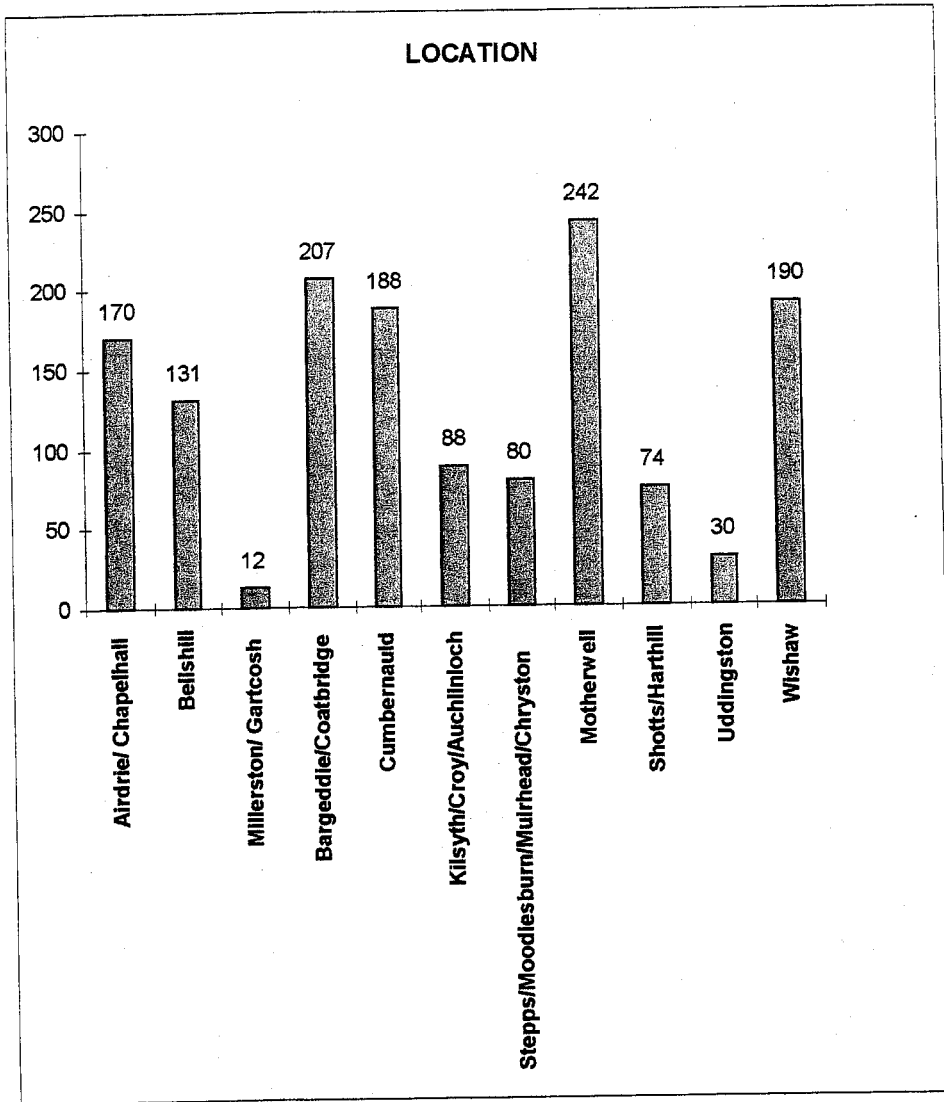
Visited	1412
Enquiry/Referral awaiting visit	<u>138</u>
<b>Total</b>	<b><u>1550</u></b>

2. **Caseload Visited**

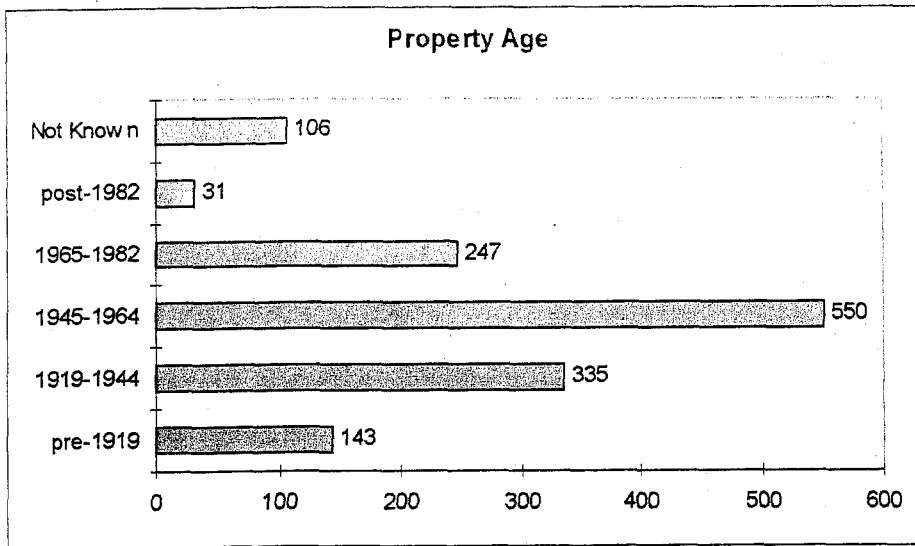
Advice/referral/withdrawn	556
Works	<u>856</u>
	<b><u>1412</u></b>

### 3. Property Details

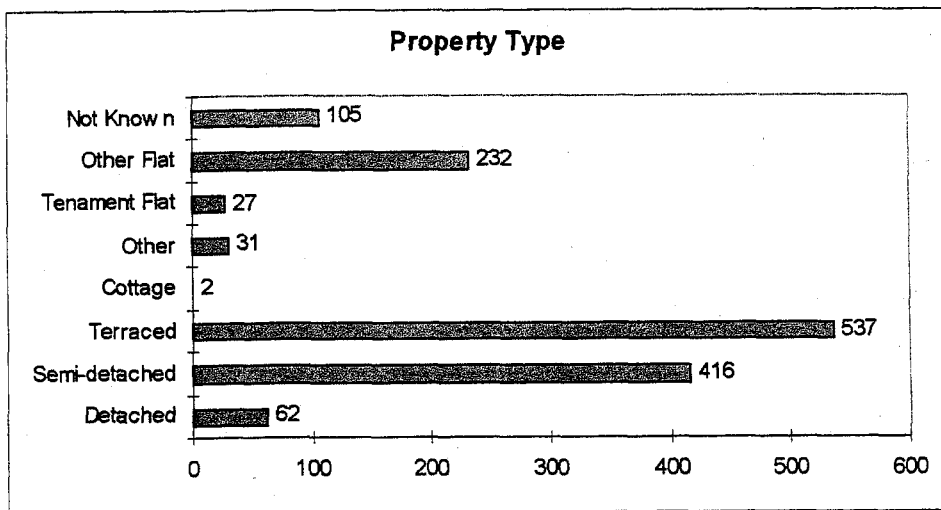
#### 3.1 Location



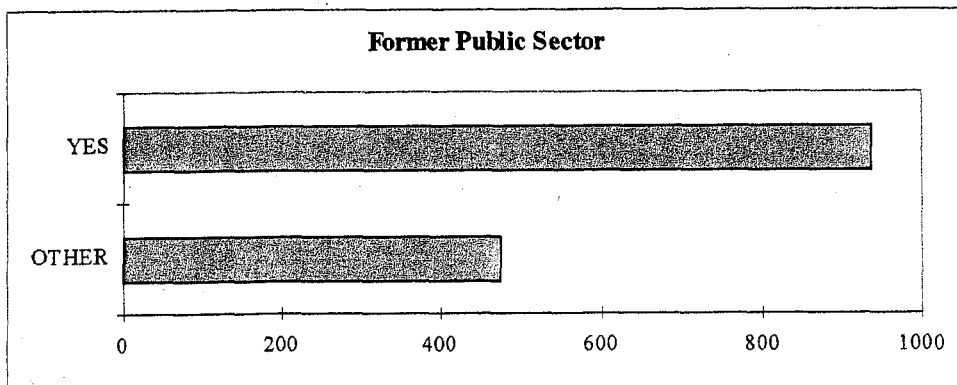
### 3.2 Property Age



### 3.3 Property Type

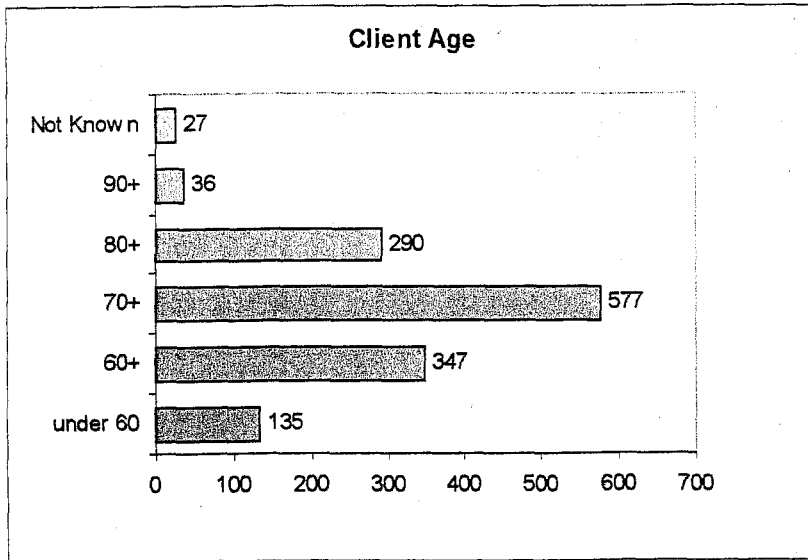


### 3.4 Former Public Sector

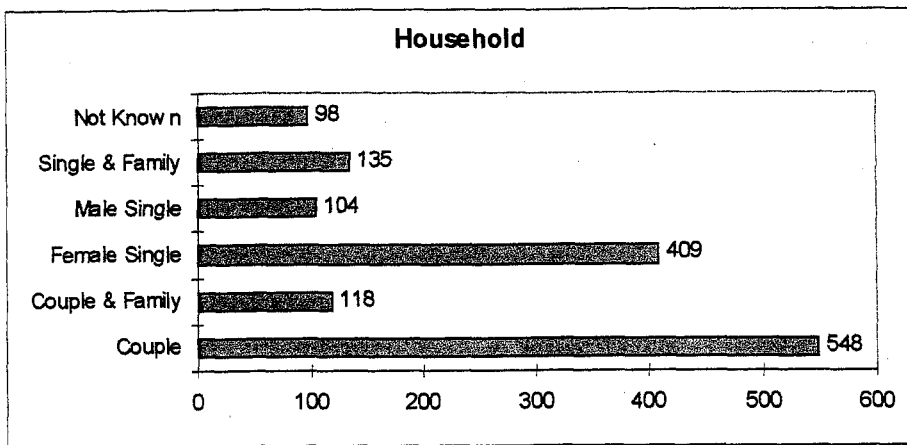


#### 4. Client Details

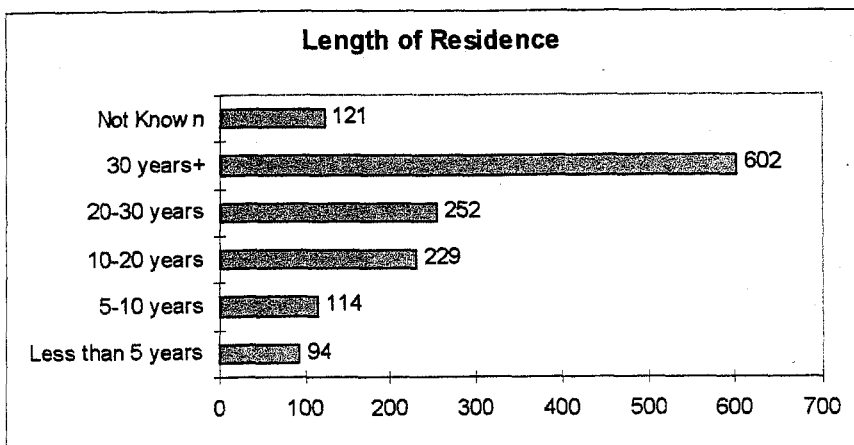
##### 4.1 Age



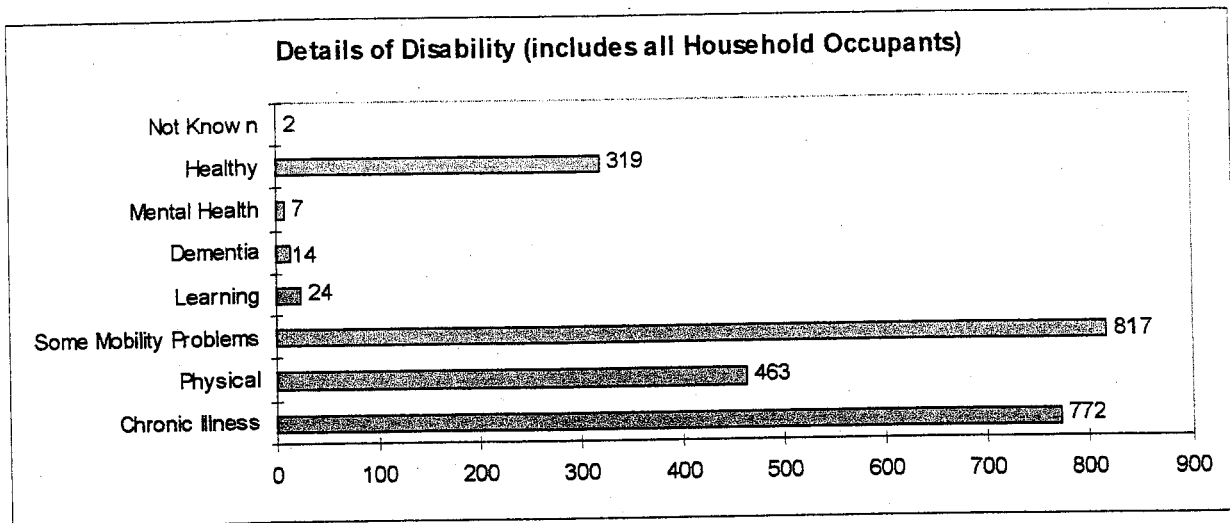
##### 4.2 Household



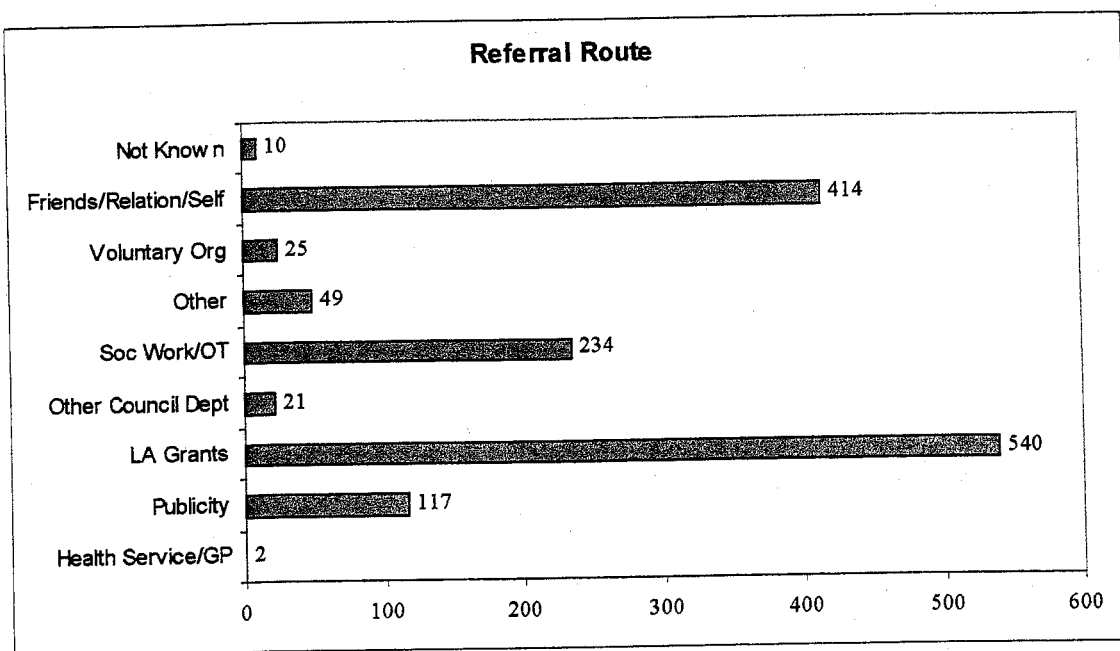
##### 4.3 Length of Residence



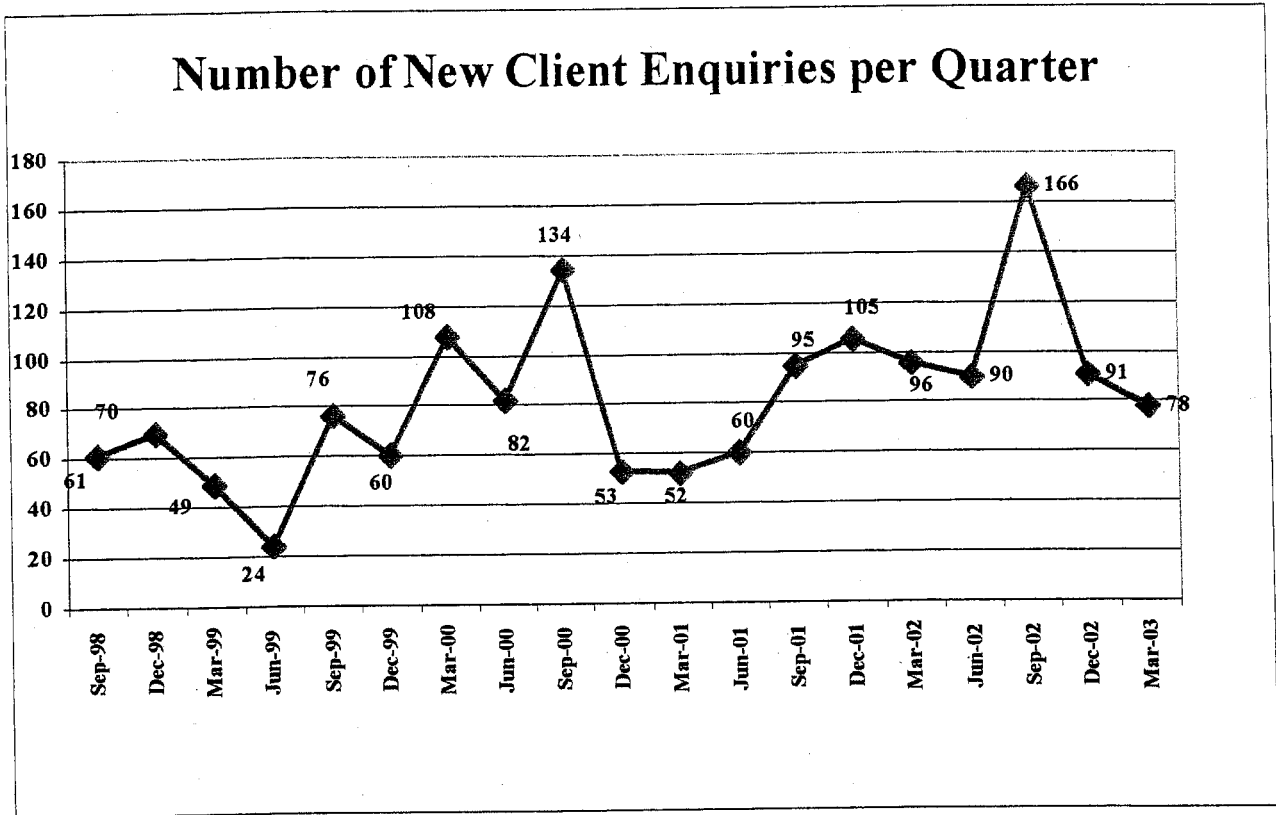
#### 4.4 Details of Disability



#### 4.5 Referral Route

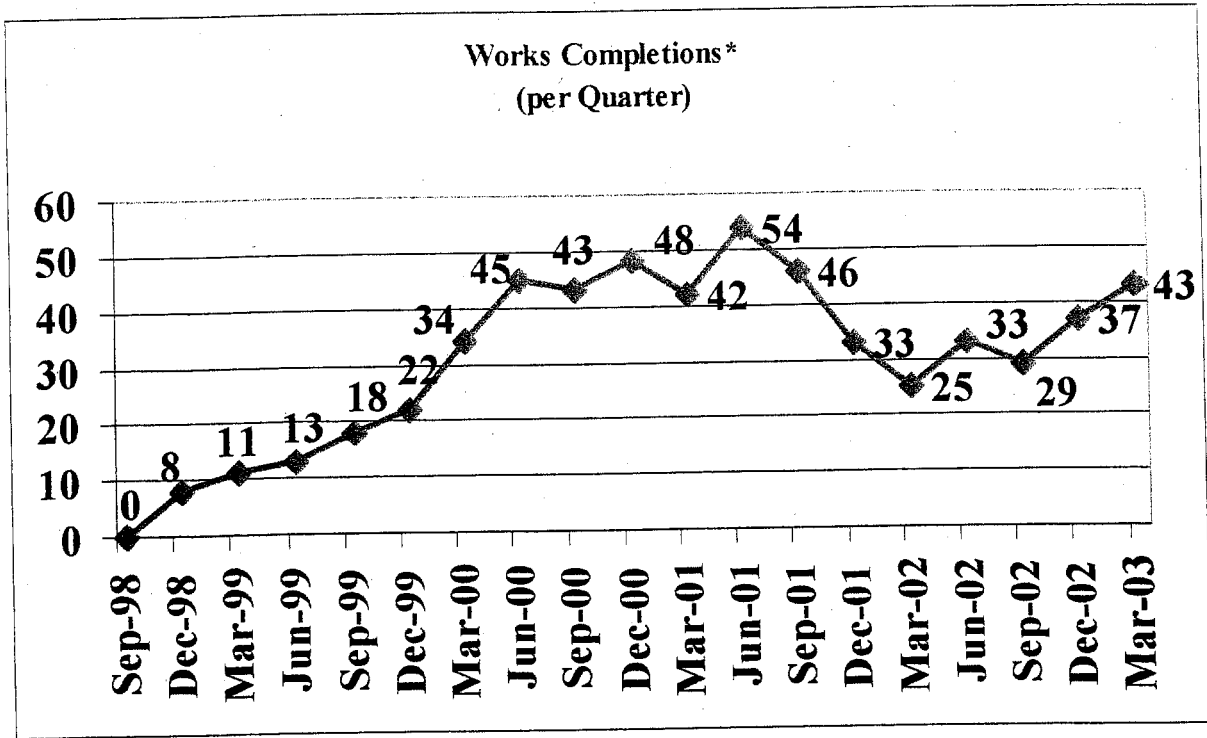


4.6 Total Caseload – Quarterly Referrals

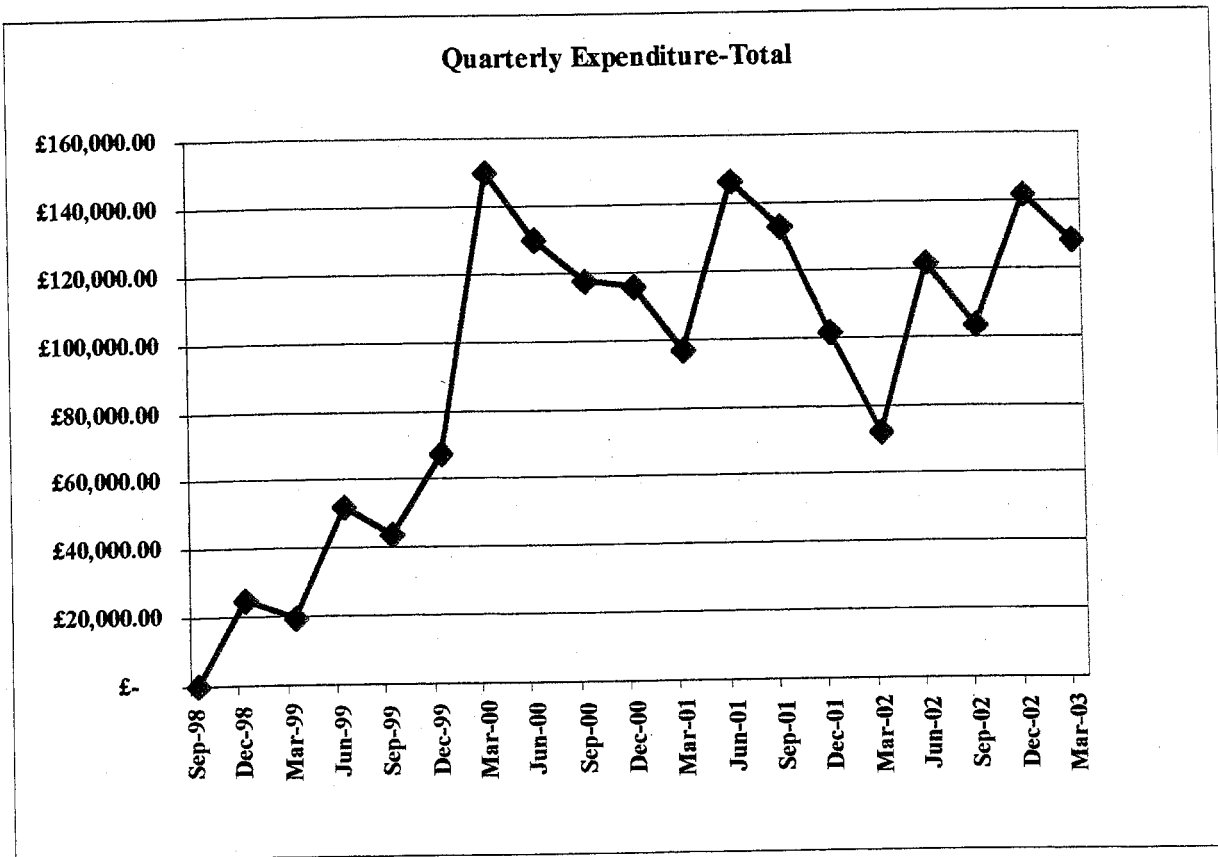




4.7 Works Completions per Quarter



4.8 Total Quarterly Expenditure



5.1 CAPITAL OUTPUT AND FUNDING SOURCES SUMMARY FOR THIS QUARTER

STATUS	UNITS	NON HRA GRANT		SOCIAL WORK GRANT		PRIVATE FINANCE		TOTAL VALUE OF WORKS	
		£	%	£	%	£	%	£	%
Work Completed	43	63,631	50.0	18,341	14.4	45,157	35.6	127,129	100
Work in Progress	103	193,382	58.3	22,904	7.0	115,125	34.7	331,441	100
Work in Pipeline	160	320,290	60.6	20,127	3.8	188,170	35.6	528,587	100

5.2 QUARTERLY CAPITAL OUTPUT AND FUNDING SOURCES SUMMARY: COMPLETIONS ONLY

QUARTER	UNITS	NON HRA GRANT		SOCIAL WORK GRANT		PRIVATE FINANCE		TOTAL VALUE OF WORKS	
		£	%	£	%	£	%	£	%
Q1	33	68,759	56.4	2,658	2.2	50,354	41.4	121,771	100
Q2	29	49,441	47.7	1,231	1.2	52,889	51.1	103,561	100
Q3	37	78,193	55.3	2,126	1.5	61,161	43.2	141,480	100
Q4	43	63,631	50.0	18,341	14.4	45,157	35.6	127,129	100
TOTALS	142	260,024	52.6	24,356	4.9	209,561	42.5	493,941	100

5.3 COMPLETIONS ONLY FOR THIS QUARTER - TYPE OF WORK

ROOF/ WALL	DISABLED	WINDOWS/ DOORS	DAMP/ ROT	DRAINAGE/ WATER	BATHROOM	HEATING	ELECTRICAL	KITCHEN	ENERGY CONSERVATION
24	14	3	-	2	-	-	-	-	-

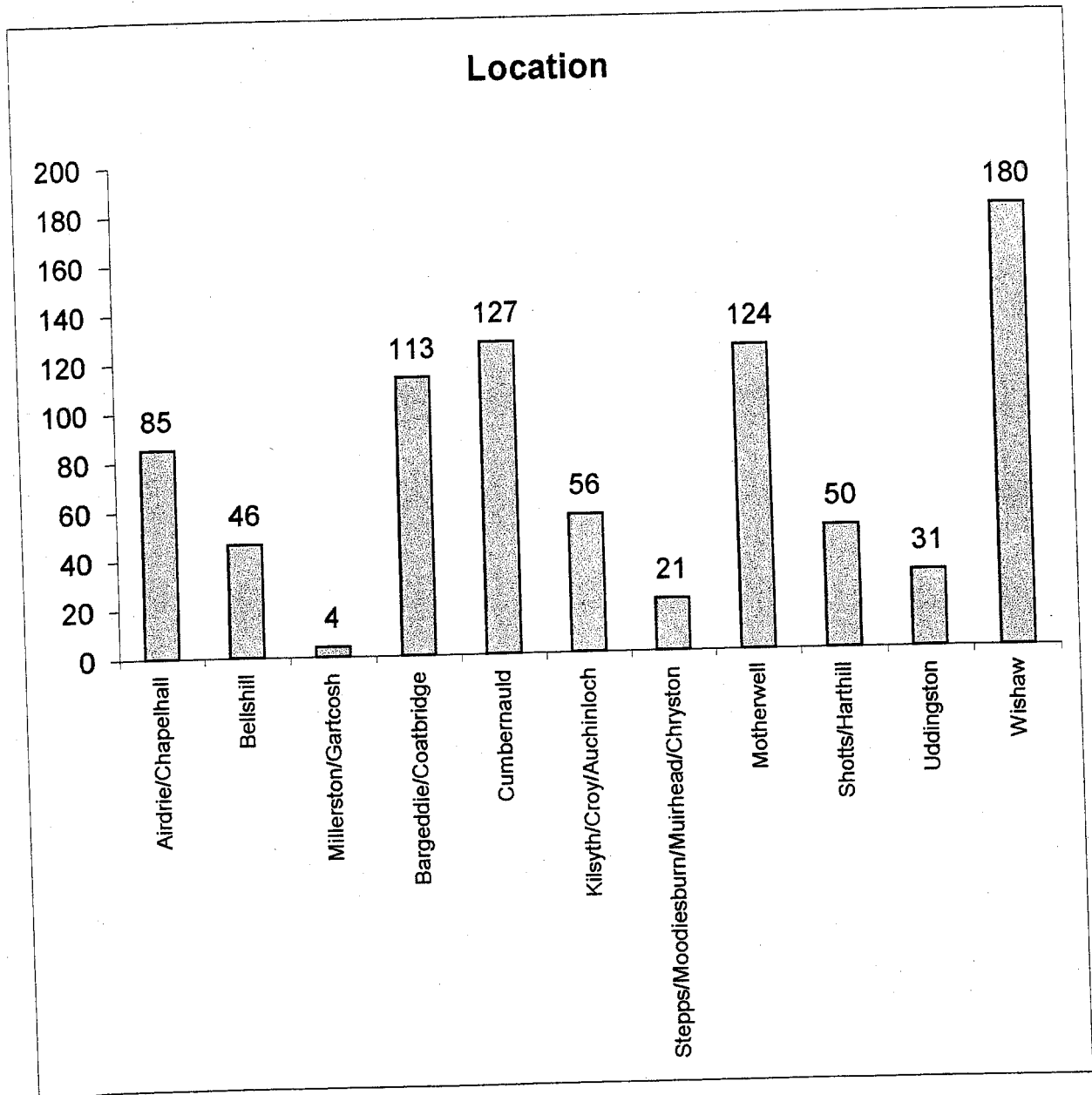
**CARE AND REPAIR NORTH LANARKSHIRE**

**SMALL REPAIRS SERVICE**  
**REPORT TO ADVISORY COMMITTEE**  
**QUARTER ENDING 31 MARCH 2003**

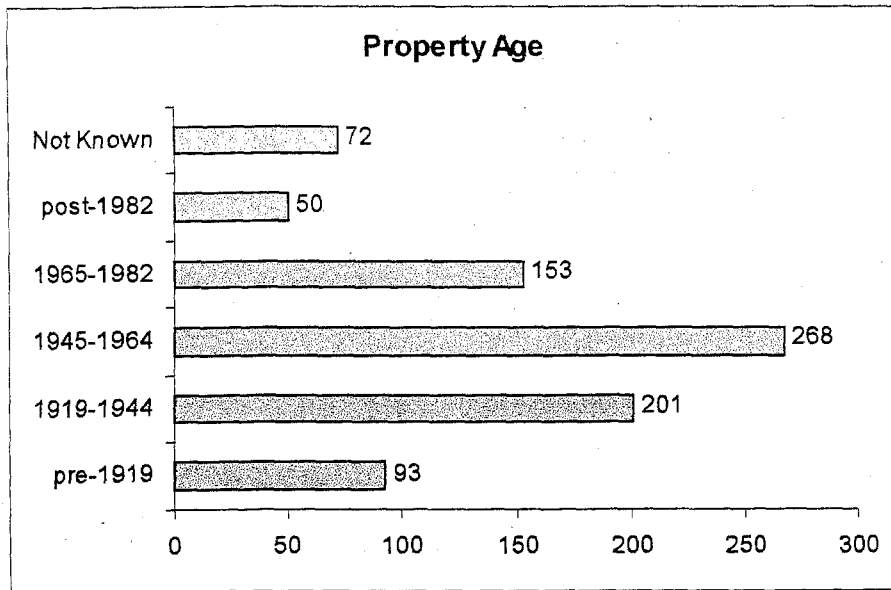
1.	<b><u>Total Caseload</u></b>		
	Visited		760
	Enquiry/Referral awaiting visit		<u>77</u>
		<b>Total</b>	<b><u>837</u></b>
2.	<b><u>Caseload Visited</u></b>		
	Completions to 31 March 2003		733
	Work in progress		<u>27</u>
			<b><u>760</u></b>

### 3. Property Details

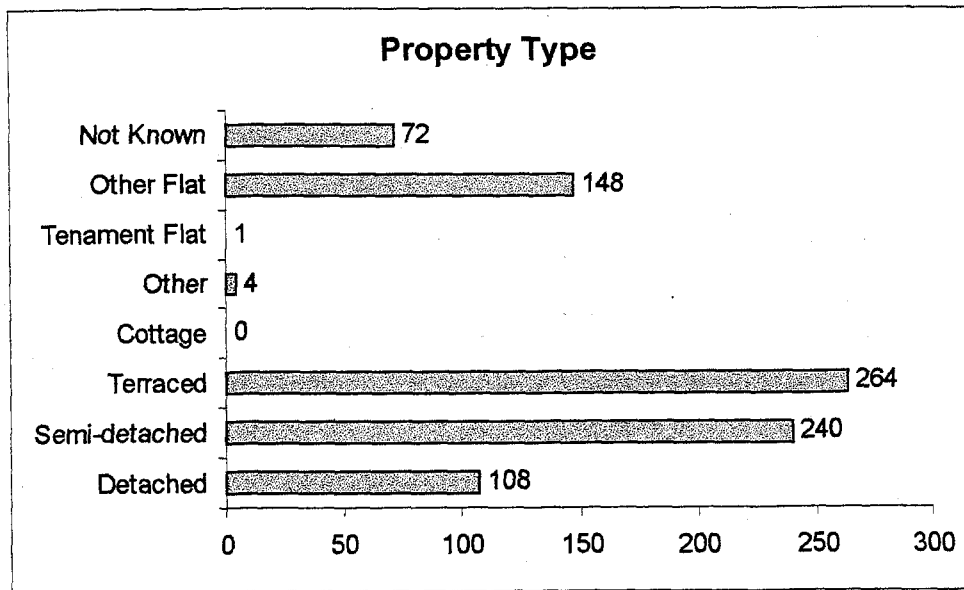
#### 3.1 Location



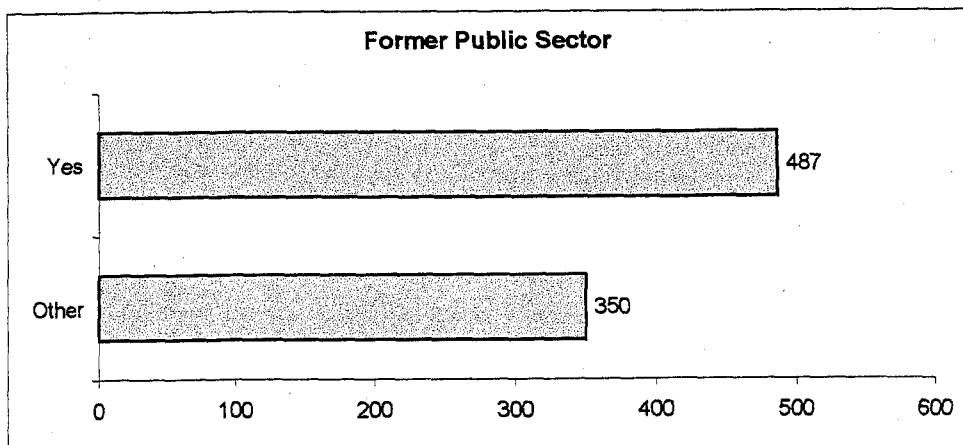
### 3.2 Property Age



### 3.3 Property Type

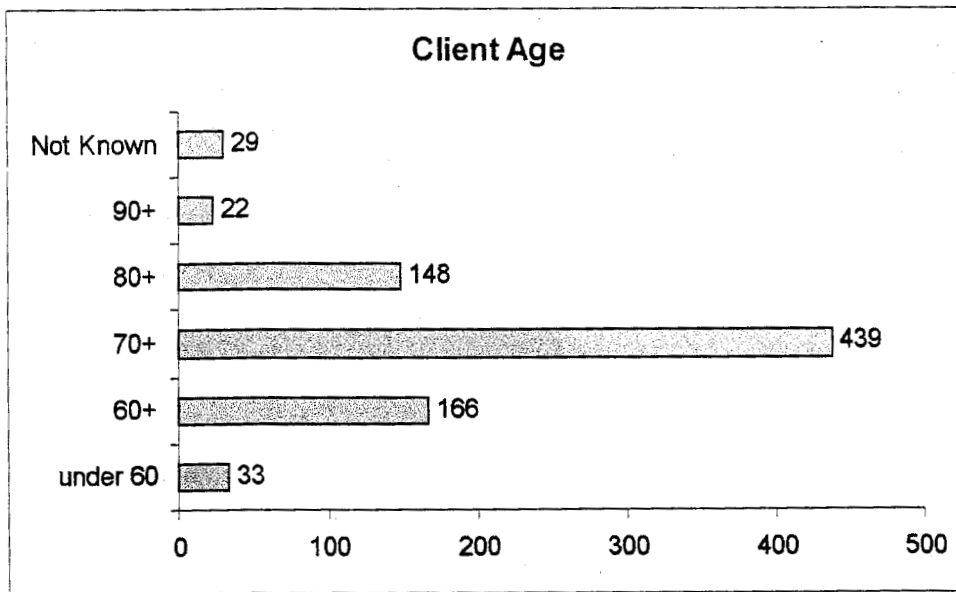


### 3.4 Former Public Sector

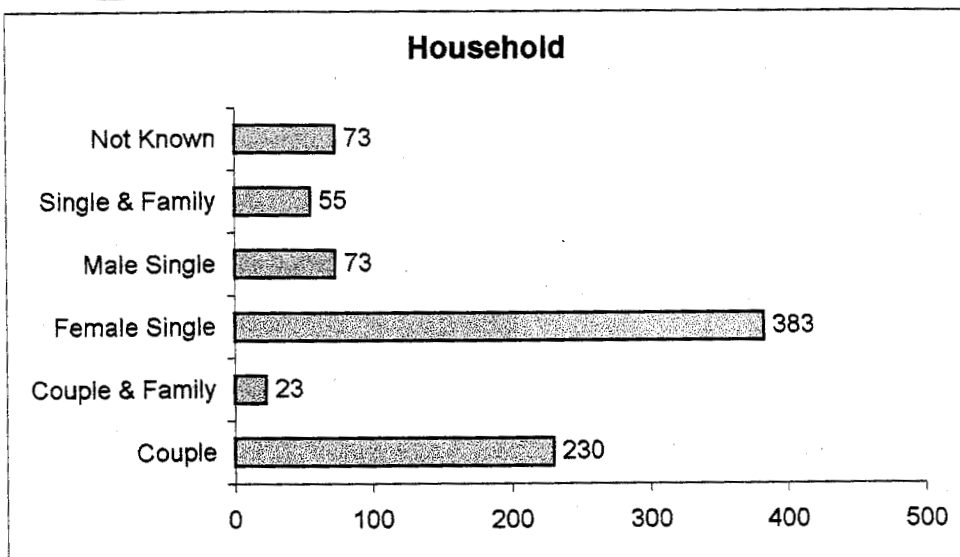


#### 4. Client Details

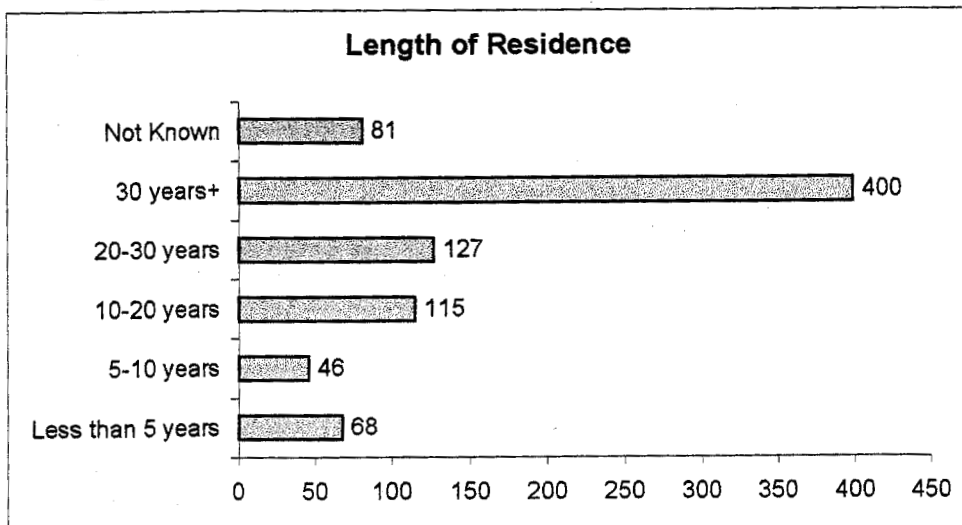
##### 4.1 Age



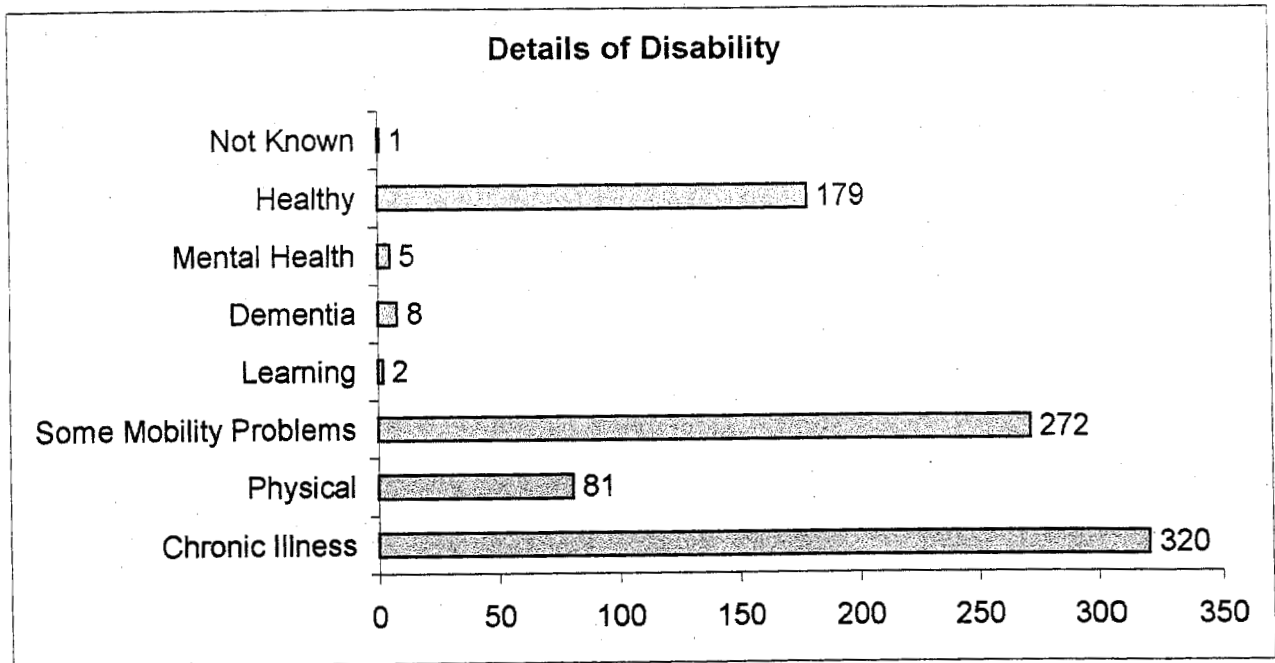
##### 4.2 Household



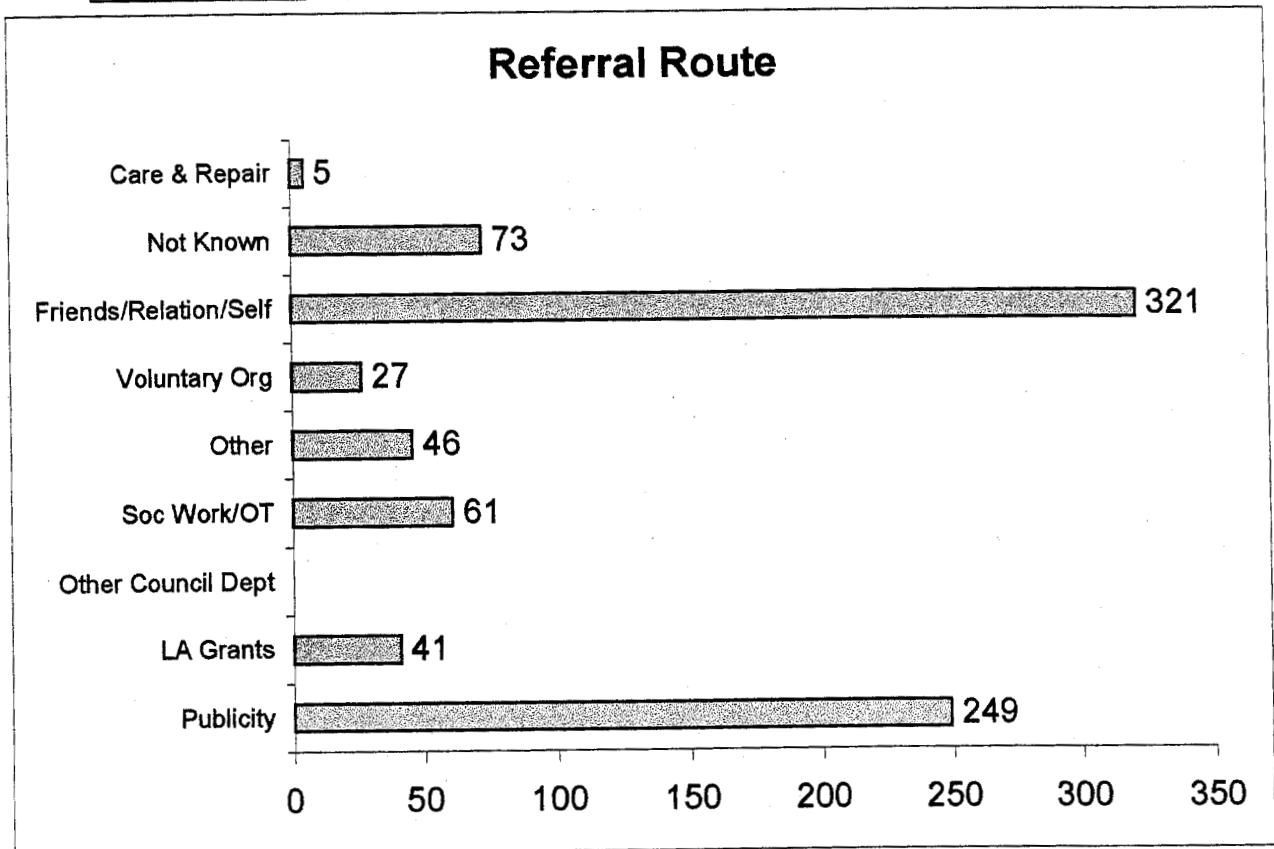
##### 4.3 Length of Residence



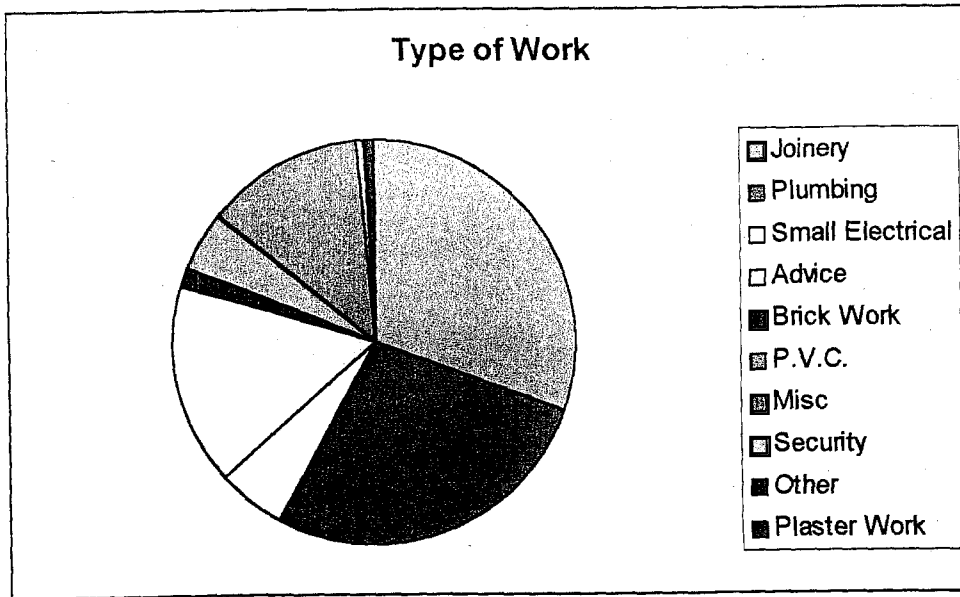
#### 4.4 Details of Disability



#### 4.5 Referral Route



5. Type of Work



**Note:** The average material costs per completed job have been calculated at £5.55 for the quarter to 31<sup>st</sup> March 2003.