

To : <b>HOUSING AND TECHNICAL SERVICES COMMITTEE</b>		Subject : <b>FUNDING FOR DISABLED ADAPTATIONS IN PRIVATE SECTOR HOUSING</b>
From : <b>DIRECTOR OF HOUSING &amp; PROPERTY SERVICES</b>		
Date : <b>9 August 2004</b>	Ref : <b>TMcK/IMcM/AMcS</b>	

## 1. Introduction

- 1.1 The purpose of this report is to review resources and requirements for funding disabled adaptations in the private sector, and to consider appropriate action.

## 2. Background

- 2.1 A review has been undertaken of resources and requirements for assistance to private house owners for adaptations, as at 2 July 2004.
- 2.2 The resources available for 2004/05 and 2005/06 are detailed in Appendix 1 to this report viz.
- approved budget for Improvement Grants of £766,000 in 2004/05,
  - additional funding (from Composite Services resources) accelerated from 2005/06 to 2004/05, agreed by Capital Planning Group on 2 July 2004,
  - approved Private Sector Housing Grant of £600,000 for Improvement Grants in 2005/06,
  - revenue budget of £50,000 per annum for Top-ups.

Total estimated resources are thus £1,666,000

- 2.3 Estimated requirements for funding are also detailed in Appendix 1. They are based on referrals from Occupational Therapists and average grant levels. Account is taken of the proportion of grant offers which are not taken up for various reasons, and of the timelag between referral, grant approval and works completion. The requirements figures include the amount spent to date, and projected take-up in 2004/05 and 2005/06 emanating from cases where Improvement Grants are:
- legally committed
  - offered but not yet accepted
  - in the pipeline i.e. applications being processed but not yet approved
  - expected to be received during the rest of 2004/05 and during 2005/06, at the current rate of applications being registered per month. Only cases with 25 points and above have been included in this projection.
- 2.4 It can be seen that total requirements of around £2,196,000 exceed total resources by £530,000.
- 2.5 There are two inter-related issues to be addressed. One is the overall insufficiency of resources to meet needs. The other is the specific lack of resources in 2004/05 for additional top-ups. Grants and Top-ups are prioritised in accordance with the number of points assessed by the Occupational Therapist.

- 2.6 Currently the means of funding top-ups is the base revenue budget of £50,000. This is fully committed due to funding committed in 2003/04 but not taken up by 31 March 2004. Approval of further top-ups is suspended. A number of applications for top-ups are awaiting funding or are imminent or expected over the next few months, many relating to cases with high numbers of points. If funding is not made available, these adaptations will not be able to commence until 2005/06.
- 2.7 Alternatively, any excess expenditure on top-ups could be financed from Non-HRA capital, from the same allocation as that for Improvement Grants. Top-ups are now only provided on costs in excess of the maximum eligible expense level for Grants of £20,000 and it is proposed to re-commence the approval of new top-ups, in this way. However, this will thereby reduce the amount available to spend on Improvement Grants for other adaptations.
- 2.8 It is proposed that £200,000 of the £500,000 which is being accelerated from 2005/06 to 2004/05 within the Non-HRA Housing Capital Programme be applied to disabled adaptations, to fund a mixture of Improvement Grants and Top-ups as required. It is also proposed that, in view of the overall pressure on resources for funding adaptations in the private sector in 2004/05 and 2005/06, no new cases with less than 25 points will be processed meantime. A further review of the situation will be undertaken in a few months' time. At this point it would not be suggested that cases with less than 25 points which have been getting processed would not be approved, but only that new cases with under 25 points will be held on file meantime and no action will be taken by the Private Sector Section to progress these. The distribution of potential Grant expenditure by number of points is shown in Appendix 2.
- 2.9 There are some implications in making this decision. It only deals with the current pressures, and a new pressure will be created by deferring action on cases where the disabled person has been assessed on 19 to 24 points, where up until now a grant application would have been processed. In such cases, it will be necessary for the Occupational Therapist to advise clients of this at the time of assessment. The Social Work Department will not be able to resource the revisiting of clients purely to review priority pointing.
- 2.10 Top-ups continue to be a major source of demand for financial assistance and I propose to further review policy in this area over the next few months and bring any proposed changes to Committee for consideration.

### **3. Corporate Considerations**

- 3.1 The Director of Social Work and the Director of Finance have been considered and are in agreement with the proposals in this report.

### **4. Recommendations**

- 4.1 It is recommended that:
- a) the allowance for Disabled Adaptations Improvement Grants be utilised to provide top-ups as required;
  - b) new cases with less than 25 points be held on file meantime;
  - c) Committee note that the Social Work Department will not be able to resource the revisiting of clients purely to review priority pointing.
  - d) Committee note that the situation will be kept under review and any proposed changes in budget utilisation or top-ups policy will be reported to subsequent Committee meetings for consideration.

e) This report be referred to the Social Work Committee for information.

5. **Background Information**

Background information is available in the Housing & Property Services Department



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

**Appendix 1**

**Disabled Adaptations – Private Sector**

**Position at 1<sup>st</sup> July 2004**

<u>Resources available 2004/05 - 2005/06</u>	(£'000)		<u>Total</u>
	<u>Improvement Grants</u>	<u>Top-ups</u>	
2004/05 approved budget	766	50	816
accelerated from 2005/06	200	-	200
2005/06 approved budget	<u>600</u>	<u>50</u>	<u>650</u>
	1566	100	<b>1666</b>

**Requirements**

	Estimated total <b>potential</b> Imp. Grant spend	Projected take-up of Imp. Grants		Projected take-up of Top-ups	
		<u>2004/05</u>	<u>2005/06</u>	<u>2004/05</u>	<u>2005/06</u>
		Spent to 30.6.04	209	209	-
Committed	321	200	80	100	-
Offered	181	100	40	3	-
In pipeline	938	307	500	50	75
Anticipated applications 04/05	865*	50*	230*	-	50*
Anticipated applications 05/06	1153*	-	150*	-	20*
		<u>866</u>	<u>1000</u>	<u>185</u>	<u>145</u>
<b>Total</b>		<b>2196</b>			

\* Assumes that only cases with 25 points and above would be processed – about one third, by value, of all cases with 20 points and above. Cases with under 20 points are not included in these figures.

Appendix 2

Projected Disabled Adaptation Grants

Points	Total potential spend (£)	Cumulative total (£)	Points	Total potential spend (£)
35	0	0		
34	0	0		
33	3,560	3,560		
32	0	3,560	<b>30-35</b>	<b>32,040</b>
31	7,120	10,680		
30	21,360	32,040		
29	7,120	39,160		
28	49,840	89,000		
27	24,920	113,920	<b>25-29</b>	<b>217,160</b>
26	106,800	220,720		
25	28,480	249,200		
24	149,520	398,720		
23	21,360	420,080		
22	145,960	566,040	<b>20-24</b>	<b>509,100</b>
21	74,780	640,820		
20	117,480	758,300		
19	60,560	818,860		
18	152,480	971,340		
17	34,120	1,005,460	<b>15-19</b>	<b>342,480</b>
16	79,120	1,084,580		
15	16,200	1,100,780		
14	52,200	1,152,980		
13	1,800	1,154,780		
12	14,400	1,169,180	<b>10-14</b>	<b>73,800</b>
11	0	1,169,180		
10	5,400	1,174,580		
Total	<u>1,174,580</u>			<u>1,174,580</u>