

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	15 March 2021
Executive Member:	Councillor Eleanor Wills – Executive Member (Adult Social Care and Health)
Reporting Officer	Stephanie Butterworth – Director of Adult Services
Subject:	ADULTS CAPITAL PLAN
Report Summary:	<p>This report provides an update of the developments in relation to the Adults Capital Programme for:</p> <ul style="list-style-type: none"> • schemes previously approved • the usage of the wider disabled facilities grant (DFG) including the housing adaptations budget • further or amended requests for capital funding <p>Further/amended requests for capital funding include:</p> <ul style="list-style-type: none"> • support for the replacement of ageing and obsolete equipment • confirmation that the Housing Adaptations Service is authorised to continue to approve mandatory and discretionary grant applications funds from the DFG budget
Recommendations:	<p>That the Strategic Planning and Capital Monitoring Panel be recommended to Executive Cabinet</p> <ul style="list-style-type: none"> (i) the replacement of the ageing and obsolete equipment through the employment of a dedicated Occupational Therapist for 12 months (£45,593 with on costs). This will be funded via DFG. (ii) that the Housing Adaptations Service be authorised to continue to approve mandatory and discretionary grant applications
Corporate Plan:	The proposals contained within this report support the delivery of the Corporate Plan.
Policy Implications:	In compliance with Council policy.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>Background</p> <p>The current approved capital programme requires a minimum of £21.544m of capital receipts or reserves. Two further earmarked schemes are also expected to be approved requiring a further £2.857m of receipts or reserves. Any additional priority earmarked schemes that are approved by Executive Cabinet will increase the amount of corporate funding needed for the capital programme. The Council currently has £14.953m is capital reserves and the anticipated level of capital receipts is £15.3m based on the disposal of surplus assets approved by Executive Cabinet in September 2020.</p> <p>Earmarked schemes not included on the approved capital programme exceed £40m. Assuming that the planned disposals proceed, there is a forecast balance of £5.8m of capital receipts to fund future earmarked capital schemes, meaning the broader capital ambition of the Council is currently unaffordable until such</p>

time as additional capital receipts are generated. The Growth Directorate is reviewing the estate and developing a further pipeline of surplus sites for disposal. A full refresh of the Capital Programme is to be undertaken alongside this review of the estate. A refreshed and reprioritised Capital Programme will then be proposed for Member approval in Spring or early Summer 2021.

Financial Summary

The financial position of the Adults Capital Programme in FY20/21 is summarised at Appendix 1. Overall, and inclusive of Disabled Facilities Grant, Adults Services anticipates capital expenditure of £2.042m against a budget of £2.348m, with the balance of £306,000 re-profiled to be spent in FY21/22.

All schemes are within budget. A reprofiling of £583k of Disabled Facilities Grant was reported in the Growth capital report for Period 3, which remains in this current Adults forecast. In addition, there are now additional re-profileings for approval, of £40k for Housing Assistance, £16k for Moving with Dignity, and £250k for the Disability Assessment Centre.

Specific comments regarding individual projects:

Christ Church Community Developments (CCCD)

Total funding for the scheme is £150,000 over two years, with expenditure of £120,000 in FY20/21, as shown in the table at 1.2.

Mount Street Supported Accommodation

The work at Mount Street has been committed too and carried out, but not yet invoiced.

Disability Assessment Centre

It should be noted that once premises have been identified, a revenue budget will have to be established to fund staffing of the centre as well as any premises costs (utilities, rates, etc.) that would arise.

There is a proposal to make use of FY20/21 Disabled Facilities Grant that might otherwise go unspent for some time, given the current backlog and other demands on the team

- **Replacement of ageing and obsolete equipment**

A new proposal, with most of the cost expected to fall into FY21/22. On the estimates set out below, the proposal will produce a small direct saving against revenue budgets (in particular the stairlift maintenance contract) whilst potentially opening up further opportunities for cost avoidance. Salaries can be funded from Disabled Facilities Grant on the same accounting principles as for the Moving with Dignity team.

Legal Implications: (Authorised by the Borough Solicitor)

The purpose of this report is to provide Members with a general oversight of the works being undertaken in the Adults Capital Plan.

It is clear from the main body of the report that the covid pandemic has had an impact on the progress of some of the projects.

When considering the various projects Members need to give careful consideration to the financial implications in order to satisfy themselves that there is sufficient budget to fund the projects and that the projects themselves represent good value for the council and the residents of Tameside.

Risk Management:

Risks are contained within the body of the report.

Background Information:

The background papers relating to this report can be inspected by contacting:

Sandra Whitehead, Assistant Director Adults



Telephone: 0161 342 3414



e-mail: sandra.whitehead@tameside.gov.uk

1. INTRODUCTION

1.1 This report seeks to provide an update on:

- The previously approved projects that are funded through capital monies and delivered through the Adults Directorate, noting progress since the last update to Strategic Planning and Capital Monitoring Panel (SPCMP) in December 2020
- The usage of the wider disabled facilities grant (DFG) and other related adaptations funding
- Additional or amended requests for capital funding

1.2 The approved projects include:

	Project	Total Funding Approved	20/21 Allocation	Projected Outturn	Re-profiling
1	Review of the day time offer	£455k	£455k	£0k	N/A
2	Christ Church Community Developments(CCCD)	£150k	£120k	£120k	£0k
3	Moving with Dignity (Single Handed Care)	£375k DFG	£179k	£163k	£16k
4	Disability Assessment Centre	£250k DFG	£250k	£0k	£250k
5	Brain in Hand	£20k DFG	£0k	£0k	£0k
6	Mount Street – supported accommodation	£100k DFG	£100k	£100k	£0k

1.3 Details about the wider DFG and other related adaptation funding and discretionary non-adaptations funding are also contained within this report.

1.4 **Appendix 1** includes the full details of the Adult Services capital programme.

1.5 Lastly, this report contains requests for:

- a 12 months Occupational Therapist post through DFG funding to carry out a pro-active piece of work to avoid potential unplanned costs where ageing and/or obsolete equipment breaks down and needs to be replaced because it is not possible to access replacement parts
- confirmation that the Housing Adaptations Service is authorised to continue to approve mandatory and discretionary grant applications funds from the DFG budget

2. DAY TIME OFFER

Progress Update

2.1 The proposal at Oxford Park will not proceed for the time being, and will now be reconsidered as part of a wider review of the offer of daytime provision. A revised business case will be put forward for any new proposal that emerges. The funding and budgeting implications are discussed under the 'financial implications' on the front of the report.

3. CHRIST CHURCH COMMUNITY DEVELOPMENTS (CCCD) - 4C COMMUNITY CENTRE

Progress Update

- 3.1 Progress on the building works continue with great progress being made. Internal walls and associated work are now completed and the plumbing and electrical work has now started.
- 3.2 Since the last report, it has been confirmed that the registration of the charge with Companies House and the Land Registry has now been formally completed.
- 3.3 The contractors Casey are working to plans with a view to formally open in Spring 2021. As part of their commitment to social value, the contractors are sharing their knowledge by working together with Works4U which is a Tameside based independent specialist college helping young people into work.
- 3.4 To date a total of £85,000 has been paid to date with the balance of £65,000 to be issued as per the agreed payment schedule contained in the grant agreement by the end of April 2021.
- 3.5 The primary risks associated with 4C include the take up of places that will need to be managed effectively. Intensive, ongoing engagement with communities has taken place and consultation has highlighted that people are very interested in the centre and take up will be high. Plans are in place to focus on all areas of the community and good relationships have already been achieved and are being maintained.
- 3.6 Due to the current government restrictions in place due to Covid-19, structural and internal design changes have been made to ensure that the building is safe for members to attend post Covid and with social distancing guidelines and practice in place. CCCD are also putting into place a Special Measures/Risk Assessment to ensure that all safe practice is adhered to and risk is managed effectively.

4. MOVING WITH DIGNITY (SINGLE HANDED CARE)

Progress update

- 4.1 The additional post within the Moving With Dignity (MWD) team has now been recruited to; however, pressures from this current Covid wave are having an impact on waiting times for assessment and intervention. There is also pressures across the system so staff are working across other parts of the service to assist with flow of work i.e. hospital discharge.
- 4.2 Work on the mandatory Moving and Handling training to incorporate the Single Handed Care approach across the board is underway and a risk assessment has been submitted to Health and Safety to be able to deliver this safely.
- 4.3 Meetings and discussions have taken place with health colleagues to determine how the MWD team can provide additional support/presentations and information to Health colleagues on Single Handed Care methods and equipment (including joined up working with the Trusts Moving and Handling trainer and therapy teams). Discussions are underway to agree a wider training programme for ICFT based staff that will be supported by the MWD team.
- 4.4 It has been agreed that the focus of the project now needs to move to new clients and assist with potential single-handed care assessments at point of discharge from hospital.

5. DISABILITY ASSESSMENT CENTRE

Progress update

- 5.1 Work is under way to determine if Hyde Market Hall is a viable option for the Disability Assessment Centre.
- 5.2 Alternative options are also being investigated to determine if vacant shop units in other towns will create options that are more viable.

6. BRAIN IN HAND

Progress update

- 6.1 Work continues to identify and support people who would benefit from the Brain in Hand technology. However, it has proved significantly challenging to identify suitable people through the pandemic and to set them up on this technology remotely.
- 6.2 Initial evaluation of this project is due to commence, and meetings have been scheduled at the end of February to start to prepare the report. It is anticipated the evaluation itself will take some time as it involves speaking to individuals, their family and carers, and support staff to complete questionnaires.

7. MOUNT STREET – SUPPORTED ACCOMMODATION

Progress update

- 7.1 Irwell Valley Housing Association (IVHA) developed the supported accommodation scheme in Mount Street, Hyde. The scheme converted the building to meet the requirements of supported living.
- 7.2 The £100k of work has already been completed by IVHA to adapt the property to meet the identified client needs including pressure-operated doors, adapted showers, and other improvements that will make Mount Street more suitable for a broader range of range of service users, and improve the experience and safety of the users already in situ.
- 7.3 People have moved into the scheme and are benefiting from their new environments. There are many examples of positive changes for individuals who have returned to the borough.

8. DISABLED FACILITIES GRANT AND OTHER RELATED ADAPTATIONS FUNDING

Permission to continue to spend

- 8.1 The Housing Adaptations Service within the Growth Directorate is the delivery mechanism for the adaptations budget within the borough. Expenditure of this budget is by approval of individual grants to residents where there is an assessed need and in many cases, it supervises the work for the resident.
- 8.2 In order to continue to deliver adaptations it is felt appropriate to confirm the service is authorised to continue to approve mandatory and discretionary grant applications within the terms of the Councils Housing Assistance Policy 2018-2023 under the terms of the Regulatory Reform (Housing Assistance)(England and Wales) Order 2002. The service will deliver the grant eligible adaptations via a number of procured contracts.

Progress update

- 8.3 The Covid-19 pandemic has had a significant impact on delivery of adaptations. Some of this delay is due to residents understandably not wishing to have anyone in their home, contractors struggling with supply chain issues (in first lockdown) and contractors abiding by social distancing guidelines resulting in approximately 40% increase in delivery times.

- 8.4 Housing Adaptations is also embarking on a program to replace all stair lifts and hoists 20+ years old thereby reducing the maintenance implication to the Council. 30 units are due to be, or have been, replaced since beginning of December. These units will now become part of the lifetime warranty scheme. Once this is complete units of 15+ years old will be targeted.
- 8.5 The current situation regarding progress with delivery of adaptations is listed in the table below as at the end of January 2021.

Referrals received in year	278	Urgent and Substantial	From Adults and Children's Services
Approved schemes	179	Urgent and Substantial	Including 55 carried over from 2019-20. There are no approvals on hold due to Covid19
Completions to date	154	Urgent and Substantial	
Scheme currently being worked on – not yet approved	109	Urgent and Substantial	Including 2 on hold due to Covid19 Number of Urgent cases increasing
Budget committed	£1,654,412	Value of schemes approved and ordered	Major and Minor Adaptations
Expenditure to date	£1,158,711	As per Agresso – includes minor works and fees	As at end of Jan 2021
Referrals awaiting allocation	27	Current waiting list for Substantial	Oldest referral is dated 25 June 2020
Referrals cancelled	28		9 Clients passed away. 6 decided not to proceed for various reasons. 3 decided to move house. The remainder have gone into care, are carrying out work themselves, re-assessment or making their own application
Minor Adaptations Ordered	254	All tenures	Including 70 carried over from 2019-20
Minor Adaptations Completed	182	All tenures	8 cancelled

Housing Adaptations Service – Capitalisation Of Salaries

- 8.6 It has been agreed between Growth and Adult Services this will take effect from 01 April 2021.

9. NON-ADAPTATION WORKS (DISCRETIONARY ASSISTANCE)

Progress update

- 9.1 Non-adaptations works has suffered due to the Covid-19 pandemic resulting in fewer requests for assistance. A number of new enquiries are being considered however core work must take precedence.
- 9.2 In order to find suitable builders and not affect commitment on Adaptations STAR has been approached for assistance.
- 9.3 The unspent portion of this budget to be deferred to 2021/22.

10. REPLACEMENT OF AGEING AND OBSOLETE EQUIPMENT

- 10.1 It is proposed that an Occupational Therapy post is funded for 12 months (£45,593 with on costs) through DFG funding to carry out a pro-active piece of work to avoid potential unplanned costs where ageing and/or obsolete equipment breaks down and needs to be replaced because it is not possible to access replacement parts. This post will undertake reassessments with all individuals who currently have this equipment installed, and arrange for a replacement to be fitted in a planned way.
- 10.2 The aim of the programme is to prevent the need for costly support to be provided to support an individual with a function they have been able to undertake independently with the installed equipment. While not everyone would require support, a conservative estimate has been used to estimate the costs avoided by replacing the equipment. For this exercise it has been estimated that staff support would be required for 20% of users for stair lifts 40% for ceiling track hoists while replacement equipment is ordered and fitted, following a reassessment.
- 10.3 This particularly refers to the following:
 - **Straight stair lift** – There are currently 280 straight stair lifts in operation. 30 are 20+ years old, 56 are 15-20 years old and 127 are 10-15 years old. The priority would be to replace **86 immediately** (or all 213 over 10 years old) as they could not be repaired and can take 4-5 weeks to replace. An assumption has been made that one carer would be required 4 times a day (30mins at a time) for a stair lift failure. The estimated costs are detailed below
 - **Curved stair lift** – There are currently 160 curved stair lifts in operation. 20 are 20+ years old, 34 are 15-20 years old and 50 are 10-15 years old. The priority would be to replace **54 immediately** (or all 104 over 10 years) as they could not be repaired if they failed. It could take 6-8 weeks to replace this equipment. The costs to provide a carer 4 times a day (30mins at a time) are detailed below.
 - **Ceiling track hoist** – There are currently 141 Ceiling track hoists: 9 are 20+ years old, 35 are 15-20 years old and 50 are 10-15 years old. The priority would be to replace **44 immediately** (or all 94 over 10 years) as they could not be repaired if they failed. It is estimated that it would take 2-3 weeks to replace. Replacement care costs have been estimated assuming 2 carers were required 4 times a day to provide double handed care for 30 minutes at a time. The estimated costs are detailed below.
- 10.4 The hourly rate used is the Council's current zoned home care rate of £18.05.

Equipment	No. of hours support per day	No. of days provided	No. of hours provided at £18.05	Est. failures that require staff in next 12 months	Total cost avoided
Straight Stair lift	2	28	56	17	£17,184
Curved Stair lift	2	42	84	11	£16,678
Ceiling Track Hoist	4	14	56	18	£18,194
TOTAL					£52,056

- 10.5 It is estimated that the investment of an OT post for 12 months at a cost of £45,593 would manage this programme, ensuring improved quality of life and potentially avoiding significant costs and creating dependency.
- 10.6 The OT will also make recommendations to the Neighbourhood Teams where an assessment or reassessment may be appropriate as a result of changing needs. While this may identify people with increased needs, there will also be opportunities to recommend other equipment and adaptations that may reduce costs and increase quality of life.
- 10.7 While there is a cost against the DFG budget to replace the equipment, there will be no ongoing costs for servicing and maintenance going forwards as these become the responsibility of the equipment provider. Over time this will reduce the costs of the maintenance contract, so making a longer term saving.
- 10.8 Many of the older units are obsolete and obtaining parts is an issue. The service has tried to recycle old units that have been removed but this is becoming more difficult because these units are themselves worn out and such repairs only delay the inevitable. Often it buys a bit of time but it is a cost to revenue. The replacements would be a programmed approach but the service will also need to be able to respond to those units that fail without warning.
- 10.9 Removing the identified units will save approximately £4000 per year on service calls alone. In addition, a further £4000 per year could be saved on safety inspections that are carried out separately to the service calls. The average cost of a repair is approximately £200 so if only half these units had a basic repair a further £19,400 a year in repair costs could potentially be saved.

11. CONCLUSION

- 11.1 Progress against all capital projects continues at pace where possible, however, the latest lockdown has added increased pressure across the whole system and this has affected some projects. Maximum effort continues across all services to achieve the best outcomes for local people and manage demand, achieve savings and avoid future costs and pressures.
- 11.2 All costs and benefits are being monitored and reviewed regularly taking into account people's changing needs and ensuring the right support is in place; whether that be assessment staff or adaptations to enable people to remain as independent as possible in their own homes.
- 11.3 Further schemes, will strengthen our collective goal to ensure people are able to maximise their independence in their local communities.
- 11.4 The DFG and other related adaptations funding continues to be embedded in Adults Services and reported through the Adults Capital Monitoring report.

12. RECOMMENDATIONS

12.1 As set out at the front of the report.