

Report to: **STRATEGIC PLANNING AND CAPITAL MONITORING PANEL**

Date: 16 March 2023

Executive Member: Councillor John Taylor – Executive Member (Adult Social Care, Homelessness and Inclusivity)

Reporting Officer Stephanie Butterworth – Director of Adult Services

Subject: **ADULTS CAPITAL PLAN 2022/23 Update**

Report Summary: This report provides an update of the developments in relation to the Adults Capital Programme for –

- schemes previously approved and still underway,
- the usage of the wider disabled facilities grant (DFG) including the housing adaptations budget

Recommendations: That the Strategic Planning and Capital Monitoring Panel be recommended to ask Executive Cabinet to note the progress updates against Adults' capital projects

Corporate Plan: The proposals contained within this report support the delivery of the Corporate Plan.

Policy Implications: In compliance with Council policy.

Financial Implications: This report seeks to provide the quarterly update on:-

(Authorised by the statutory Section 151 Officer)

- 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).
- The usage of the wider disabled facilities grant (DFG) and other related adaptations funding.

The approved projects for 2022/23 include:

	Project	Total Funding Approved	22/23 Allocation
1.	Moving with Dignity (Single Handed Care)	£385k DFG	£157k
2.	Disability Assessment Centre	£250k DFG	£0
3.	Replacement of ageing and obsolete equipment	£46k DFG	£0

The remaining allocation for DFG Funding allocation for 22/23 has been relocated to 23/24 in line with Project Scheme timescales

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

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

The Council has limited resources available to fund Capital Expenditure and the current capital programme, which is based upon receiving capital receipts of £15.4m is fully allocated to Council priorities. Careful monitoring of progress in realising these capital receipts must be undertaken throughout the year to ensure that there is timely and pro-active disposal of assets and that the actual receipts are in line with projections.

The Council's capital programme will be reviewed and updated during 2022/23 in order to ensure that all approved schemes are still required and to include those schemes that are fully funded from external sources.

Any additional priority schemes that are put forward for consideration and that are not fully grant funded will need to be evaluated, costed and subject to separate Member approval. There will be a revenue cost for any new capital schemes that are not fully funded from alternative sources and the implications of this will need to be carefully considered, given the on-going pressures on the revenue budget.

Financial Summary

Specific comments regarding individual projects are summarised within the introduction.

Legal Implications:
(Authorised by the Borough Solicitor)

There are no immediate legal implications arising from this report as the specific projects are subject to their own due diligence, governance and decision making.

The Panel are being asked to consider the contents of this report and have the opportunity to seek any clarification at the meeting in order to recommend the contents of the report to Cabinet for noting

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 Tracey Harrison, Assistant Director, Adults



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1. INTRODUCTION

- 1.1 The Council has limited resources available to fund Capital Expenditure and the current capital programme, which is based upon receiving capital receipts of £15.4m is fully allocated to Council priorities. Careful monitoring of progress in realising these capital receipts must be undertaken throughout the year to ensure that there is timely and pro-active disposal of assets and that the actual receipts are in line with projections.
- 1.2 The Council's capital programme has been reviewed and updated during 2022/23 in order to ensure that all approved schemes are still required and to include those schemes that are fully funded from external sources. Additional priority schemes have been agreed and will be programmed into the 2023/24 capital programme all other schemes identified will be put forward for consideration and evaluated, costed and will be subject to separate Member approval. If there is a revenue cost for any new capital schemes the implications will need to be carefully considered, given the on-going pressures on the revenue budget.
- 1.3 The individual projects for 2022/23 are as follows:
- 1.4 Moving with Dignity - Following the success of the project there is a funding agreement in place for FY22/23 for the Moving with Dignity Team, which is funded by Disabled Facilities Grant, the allocated £385k funding is for a period of 2 years in line with the agreed plans.
- 1.5 Disability Assessment Centre - This funding has been reallocated to 23/24 to give the service time to review this project and consider long-term revenue implications. Planning and accommodation options need to be explored.
- 1.6 Replacement of ageing and obsolete equipment - Staff salaries are funded from Disabled Facilities Grant on the same principles as for the Moving with Dignity team. The DFG funded post has been vacant due to recruitment issues, which is reflected in the projected outturn position for 22/23. This funding has been reallocated to 23/24 as recruitment will not be possible until the next financial year.
- 1.7 Disabled Facilities Grant (DFG) - There is a budget allocated to 22/23 of £358k, which is an element of the 21/22 grant allocation. The permission to spend the 22/23 grant allocation of £2,849,319 has been previously approved, and added to the 21/22 allocation for a total of £3,207k. There are plans in place to review and allocate the reserve balance of DFG unspent Grant, at present the remaining unspent budget in 22/23 has been reallocated to 23/24.
- 1.8 Changing Places Toilets - DLUHC have confirmed the allocation of £100k to support the installation of Changing Places Toilets following the Expression of Interest, and the council are obliged to put forward a £25k co-funding element. This has now been confirmed as part of the Adults Capital Programme, with the intention to begin operations in 23/24.
- 1.9 This report seeks to provide an update on the approved projects for 2022/23:

Project	Total Funding Approved	22/23 Allocation	Projected Outturn	Budget to be Reprofiled
Moving with Dignity (Single Handed Care)	£385k DFG	£190k	£157k	£33k
Disability Assessment Centre	£250k DFG	£00k	£0k	£250k
Replacement of ageing and obsolete equipment	£46k DFG	£35k	£0k	£35k

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

- 1.11 Transformation plans and recommendations for the Capital Reserves have been developed across all Adult Services and approved at executive board 23 November 2022, which are in line with significant new burdens outlined in the Adult Social Care Reform White Paper. The programmes will commence in 2023/24 therefore have not formed part of this report, approval was sought and given for the schemes which can be found in Appendix 1.
- 1.12 Appendix 2 includes the full details of the Adult Services capital programme.

2. MOVING WITH DIGNITY (SINGLE HANDED CARE)

Progress update

- 2.1 The Moving with Dignity team continues to work closely with NHS colleagues both in acute services and intermediate care services, in order to promote and embed this practice. Work is also ongoing to ensure the wider education of the benefits of single handed care.
- 2.2 The Moving with Dignity Team is working together with the intermediate care facility, Stamford unit and acute wards, they have met with the lead for manual handling across the Intermediate Care Foundation Trust (ICFT) and have agreed that training will be delivered to ICFT Occupational Therapists to ensure consistency and safety.
- 2.3 A lower level non-complex equipment store has been established which is based within one of the living well at home providers building which all living well at home providers can access. The trusted assessor model has now been implemented across the homecare providers for all manual handling and single handed care and providers are able to carry out their own risk assessments.
- 2.4 With close joint working we remain focussed on the priority of reducing the length of stay and improved discharge from hospital, and further work is ongoing in this area.
- 2.5 The team continues to lead on embedding singled handed care principles and achieve positive outcomes in terms of dignified care and support for individuals as well as reduced direct care and support hours.
- 2.6 Permission was approved in March 2022 for additional DFG funding to be released to invest in the extension of this programme for a further 2 years. In the longer term, this will be aligned with the Adult social care reform work locally, and encompassed in the wider Occupational Therapy service review which is currently underway with a future model which was consulted upon during autumn 2022, the outcome of the future Adults Social Care model is awaiting approval from statutory officers group.
- 2.7 The funding approved for the programme to continue for an additional two years is £384,942 for the following posts
- Senior Occupational Therapist
 - Occupational Therapist
 - Manual Handling Assessor
 - Occupational Therapist Assistant

All posts have now been appointed to.

3. DISABILITY ASSESSMENT CENTRE

Progress update

- 3.1 Work is ongoing to identify a further potential location with Adult Services and Asset Management working together to search for a suitable property. Until this is achieved, it is

difficult to make a determination of the timescales or final cost of the project. Once premises have been identified and assessed to meet all requirements, a revenue budget will have to be established alongside capital, to fund staffing of the centre as well as any premises costs (utilities, rates, etc.).

- 3.2 The Occupational Therapy Service has reviewed its referral process and have adapted an early intervention and prevention approach. This early intervention focusses on asset based solutions to promote independence and reduces further risk by offering information, advice, and signposting where appropriate and completing visits earlier to provide equipment and/or minor adaptations. The Disability Assessment Centre will be central to this approach and the sourcing of an appropriate location still remains a priority.

4. REPLACEMENT OF AGEING AND OBSOLETE EQUIPMENT

Progress update

- 4.1 There is no change from the last report. There is a reactive service in place, which replaces equipment fails, or equipment that is deemed not repairable but this is putting additional strain on an already stretched service. This work is aligned to the wider Occupational Therapy service review and local planning for the Adult social care reforms.
- 4.2 There is a potential temporary solution to help with this scheme. The DFG legislation allows grant to be used to fund a number of functions to enable provision of the adaptation, including maintenance as long as it is included as part of the capital cost of the equipment. This cost is front-loaded at the point of grant award and this is how lifetime warranty costs are covered.
- 4.3 The new procurement exercise for lifting and hoisting equipment led by Oldham Council with Tameside as a partner will allow the supplier to include a limited OT provision. The option will allow the Council to request the supplier to engage the services of an external OT with the sole purpose of carrying out an assessment of need on those individuals whose equipment is likely to fail, or has failed. The cost, as per the maintenance, will be 'front-loaded' onto the cost of the replacement unit and form part of the grant award to the applicant. The Council cannot fund its OT assessment process because this is a statutory duty of the Social Care authority but this assessment would be part of the overall cost of the replacement unit.
- 4.4 The independent OT would complete an assessment document and a referral document for the Adaptations Panel to consider in the same way as it would for an internal OT assessment.
- 4.5 The assessment would be added to the client case file in LAS or a new file would be created. Any additional needs identified would be added to the waiting list for further assessment unless they are identified as being critical.

5. DISABLED FACILITIES GRANT AND OTHER RELATED ADAPTATIONS FUNDING

DFG Allocation for 2022/23

- 5.1 The Department of Health and Social Care has determined the DFG allocations for all local authorities for 2022/23. Tameside's allocation is £2,849,319 for 2022/23.
- 5.2 Approval to spend this allocation against the Adults Capital Programme was approved in July 2022.
- 5.3 Transformation plans and recommendations for the Capital Reserves have been developed across all Adult Services and approved at executive board 23 November 2022, which are in line with significant new burdens outlined in the Adult Social Care Reform White Paper. The programmes will commence in 2023/24 therefore have not formed part of this report, approval was sought and given for the schemes which can be found in Appendix 1.

Progress update

- 5.4 Delivery of adaptations is continuing and the rate of delivery is slowly increasing as restrictions have eased.
- 5.5 A report to approve an increase in rates paid to contractors was accepted in August 2021. A new report to request a further increase was approved in September 2022 as costs continued to increase, in order to allow the contractors continue to deliver adaptations.
- 5.6 The cost of extensions to properties remains a problem for homeowner applicants who are required to fund the shortfall between the value of the grant and total construction costs.
- 5.7 The Service received 15 referrals for extensions during 2021-22 and 2022-23 with only 7 being completed to date due to the lengthy process required from initial design through to tender approval. Only two were complete for owner-occupiers with one funding the shortfall themselves and the other approved for a funding shortfall grant.
- 5.8 As noted in the previous update expenditure continues to lag compared to previous years, although the number of grants approved and completed has increased, many of these are low cost grants associated with stair lifts and ceiling track hoists.
- 5.9 A report to seek approval to extend the current contract and to procure a new framework contract to deliver adaptations for the next 4 years has been approved.
- 5.10 A joint market engagement session involving potential bidders took place in October 2022 with a view to the tender process commencing during November/ December 2022, subject to StaR and. StaR procurement attended the meetings. The Tender process was complete on 13 January and the submitted bids are being evaluated
- 5.11 The contract for the delivery of Lifting and Hoisting Equipment, a joint contract with and led by Oldham MBC is currently being drawn up and is expected to go to tender at the end of February. The current contract is due to expire in June 2023. This will be procured once more with the lifetime warranty as a preference. In January 2023 Cabinet approved the report to proceed with Oldham MBC.

Capital Scheme	2022/23 Budget	Future Year Budgets	Re-profiling to be approved	Re-profiled Budgets 2023/24	Funding carried forward to 2023/24
	£000	£000	£000	£000	£000
DFG	£3207k	0	1468	1468	1468
Housing Assistance	£158k	0	158	158	158

DFG activity as of end Jan 2023

Referrals received in year	170	Urgent and Substantial	From Adults and Children's Services
Approved schemes	212	Urgent and Substantial	Including 53 carried over from 2021-2022. This figure also includes 3 personal applications.
Completions to date	156	Urgent and Substantial	
Scheme currently	101	Urgent and	

being worked on – not yet approved		Substantial	
Budget committed	£1,591,443	Value of schemes approved and ordered in year	Major and Minor Adaptations
Expenditure to date (Actual)	£1,411,584	As per Agresso – includes minor works and salaries	Value of orders issued is no longer visible
Referrals awaiting allocation	34	Current waiting list for Substantial	Oldest referral is dated 26 March 2021
Referrals Cancelled	39	Including 3 grants cancelled following approval	Various reasons. Residents passing away, moving home, not willing to progress, failing to respond to enquiries.
Number of Advice Visits requested	73	Request to confirm an adaptation can/can't be provided	Requests from Children's and Adult Services
Minor Adaptations Ordered	223	All tenures less than £1500	Including 71 carried over from 2021-2022
Minor Adaptations Completed	176	All tenures less than £1500	6 cancelled
Hospital Discharge Grants Approved	17	All tenures less than £1500	Majority have been deep cleaning requests from Social Workers

6. NON-ADAPTATION WORKS (DISCRETIONARY ASSISTANCE)

Progress update

- 6.1 Although Housing Adaptations has been focussing on adaptations, two enquiries for this assistance have been accepted due to the issues of disrepair. Due to contractor capacity no further schemes have been considered.

7. CHANGING PLACES TOILETS (CPT)

- 7.1 The information provided in the previous report remains generally the same with the exception of the design process.
- 7.2 The three schemes within the project are 4C at Christ Church in Ashton, Together Centre at Loxley House Dukinfield and Hyde Bangladeshi Welfare Centre in Hyde.
- 7.3 The Scheme for the CPT at 4C is the most advanced at present. This scheme has been submitted to Muscular Dystrophy UK (MDUK) for their comments. The scheme is acceptable subject to some minor revisions.
- 7.4 The scheme for the Hyde Bangladeshi Welfare Centre will be incorporated into a new extension to the existing building. Their designer has prepared a sketch scheme. The scheme for Together Centre at Loxley has not yet started the pre-design process.
- 7.5 There is still some concern that the scheme at Hyde Bangladeshi Welfare Centre could not progress. This will be monitored and an option to complete the CPT independently is being investigated. The potential alternative scheme at St Georges Church in Denton will now be included as part of the main delivery program.

- 7.6 The funding from DLUHC is available until the end of financial year 2023-24 and the schemes funded through this program must be complete by this time.
- 7.7 It is clear now that the anticipated costs to provide all three schemes will exceed the funds awarded due to the continuing rise in material and construction costs. The original estimate for each scheme was £40,000. Other local authorities who are ahead of us in terms of design have started to report that costs are spiralling beyond their bids. Department of Levelling Up Housing Committee has provided an additional round for LAs to bid for funds for new CPT but not for any additional funding for overspend.
- 7.8 Additional funding has been awarded from capital funds to bring the total available budget to £220k. This means there is £55k available for each of the 4 schemes.
- 7.9 In order to deliver the CPT schemes for Tameside and due to there being no capacity within the Council to design and deliver the schemes, advice has been sought from STaR on Design and Build Service Level Agreements (SLA). STaR has suggested that Stockport Council could provide such a service and it is unlikely that any procurement exercise would be required. STaR has provided a sample SLA for use in this instance. Stockport Design and Build (Asset Management) has been approached to determine their interest. Stockport currently has a number of CPT schemes at the design stage. They state they could incorporate our three (or four) schemes into their process. The draft SLA is currently with Legal Services for their opinion and comments.

8. CONCLUSION

- 8.1 Recruitment to posts within social care continues to be challenging and impacts on a number of the capital schemes. However, work is underway with Human Resources to seek to improve the recruitment processes and attract more people to work in Adult social care and sustain them longer term.
- 8.2 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 live well and as independent as possible in their own homes.
- 8.3 The publication of the Adult Social Care White Paper (People at the heart of Care) in December 2021 sets out a 10 year vision for Adult social care and provides information on funded proposals that the government will implement over the next 3 years. There are capital funding implications contained within it, which are still being worked through both nationally and locally. Updates will be provided appropriately as further details are announced and impacts are clearly understood.

9. RECOMMENDATIONS

- 9.1 As set out at the front of the report.

APPENDIX 1

	Programme Number	Programme Name	£	
Previously Approved	1	DFG Including Housing Assistance 2022/23	1,827,000	
	2	Moving With Dignity	385,000	
	3	Disability Assessment Centre	250,000	
	4	Replacement of ageing and obsolete equipment	46,000	
		Total	2,508,000	
Approval Sought	5	Existing Accommodation Options Group (AOG) Stock	220,000	
	6	Accommodation in the pipeline	390,000	
	7	Environmental Occupational Therapist	49,143	
	8	Community Response Service Digital Switchover	650,000	
	9	Capacity within Housing Adaptations Team	218,300	
	10	Care Homes Beds	257,920	
	11	Community Support – Living Well at Home	27,800	
	12	Loxley House/Together Centre	80,000	
	13	IT Systems Upgrade	283,740	
	14	Autism	45,000	
	15	Changing Places Toilets	160,000	
		Total	2,381,903	
	* £40,000 already received plus £120,000 funding from Council for all 4 schemes			
	Programmes subject to full business cases	16	Proposals to buy/build/partner	Costings to be developed with business plans
		17	Emergency/Assessment/Respite Accommodation	
18		Day Services Replacement		
19		Care Homes		
20		Private and Landlord Owned Homes		
Summary		Total Capital Available	-10,245,329	
		Previously Approved	2,508,000	
		Approval Sought	2,381,903	
		Capital Reserves Remaining for further programm	-5,355,426	

APPENDIX 2

Expenditure and Total Re-profiling on Adults Capital Programme FY2022/23

Capital Programme							
Assistant Director	Service	Capital Scheme	2022/23 Budget £000	Future Year Budgets £000	2022/23 Actual to Date £000	2022/23 Projected Outturn £000	2022/23 Projected Outturn Variation £000
Adults	Adults Commissioning Service	Disabled Facilities Grant (Adaptations)	1739	1468	1412	1739	0
Adults	Adults Commissioning Service	Housing Assistance	0	158	0	0	0
Adults	Adults Commissioning Service	Moving With Dignity	157	228	136	157	0
Adults	Adults Commissioning Service	Disability Assessment Centre	0	250	0	0	0
Adults	Adults Commissioning Service	Occupational Therapist - Equipment Review	0	46	0	0	0
			1896	2150	1548	1896	0