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To: Chair & Members of the Executive

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Thursday, 22 April 2021

Dear Councillor

EXECUTIVE – MONDAY, 26TH APRIL, 2021 AT 10:00 HOURS

I refer to your recently circulated agenda for the above meeting and now enclose a copy of the report for Item 7 – Adapted Accommodation – Bolsover District Council Stock which was marked ‘To Follow’.

I also enclose an updated version of the report for Item 9 – Independent Living Service.

Please note that Item 8 – Environmental Health Update has been withdrawn and will not be considered at this meeting.

Yours faithfully



Solicitor to the Council & Monitoring Officer



We speak your language
Polish **Mówimy Twoim językiem**
Slovak **Rozprávame Vaším jazykom**
Chinese **我们会说你的语言**

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EXECUTIVE

Monday, 26th April, 2021 at 10:00 i

Item No.	PART 1 – OPEN ITEMS	Page No.(s)
7.	Adapted Accommodation - Bolsover District Council Stock	3 - 7
9.	Independent Living Service	8 - 10

Bolsover District Council

Executive

26 April 2021

Adapted Accommodation – Bolsover District Council Stock

Report of the Portfolio Holder - Housing

Classification: This report is public

Report By: Di Bonsor - Housing Needs Manager

Contact Officer: Di Bonsor

PURPOSE / SUMMARY

To provide information to Members regarding the supply, management and allocation of Council owned adapted accommodation.

RECOMMENDATIONS

1. To note the report
2. That the Council's Healthy, Safe, Clean and Green Scrutiny Committee include a review on Council owned adapted accommodation within their work programme

Approved by the Portfolio Holder – Cllr Sandra Peake

IMPLICATIONS

Finance and Risk: Yes No

Details:

The report is for information only and so no financial implications

On Behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

The report is for information only and so no legal implications

On Behalf of the Solicitor to the Council

Staffing: Yes No

Details:

The report is for information only and so no staffing implications

On behalf of the Head of Paid Service

DECISION INFORMATION

Decision Information	
Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: BDC: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Significantly Affected	None
Consultation: Leader / Deputy Leader <input checked="" type="checkbox"/> Cabinet / Executive <input type="checkbox"/> SAMT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details:

Links to Council Ambition (BDC)/Council Plan (NED) priorities or Policy Framework including Climate Change, Equalities, and Economics and Health implications.

Customers: Providing good quality council housing where people choose to live.

REPORT DETAILS

1 Background

- 1.1 The Council has recently been approached by applicants seeking very specific accommodation as a result of having younger family members with disabilities. Although these applications are relatively rare, they have raised the issue of the

supply of family sized adapted accommodation. This report is therefore to provide information to Members regarding the supply, management and allocation of Council owned adapted accommodation.

2. Details of Proposal or Information

Supply of adapted properties

2.1 The Council has the following supply of accommodation with specific adaptations for disabled people;

- 41 – Two bedroomed bungalows
- 18 – Three bedroomed bungalows

All these adapted properties are exempt from the Right to Buy provisions so therefore can be allocated to people under the age of 60 years if required and all cases are approved by the HARP panel (Housing Application Review Panel, where specific cases can be considered and fair and transparent decisions made).

2.2 As result of the Voids Review undertaken in 2019, we now install wet rooms to vacant bungalows, if the bathroom requires replacement. This is to enhance the suitability of accommodation for those who may need adapted properties in the future.

2.3 We are continually looking to increase the supply of family sized adapted accommodation and are in a privileged position to be able to shape and design such units through our Bolsover Homes development schemes and utilise opportunities with developers through S106 agreements.

2.4 Three of the three bedroom properties referred to above are as a result of the successful identification and supply of adapted accommodation previously provided by B@Home, where three family sized bungalows were developed:- two in South Normanton and one in Shirebrook.

2.5 We are committed to include a supply of this type of accommodation on new sites being developed by our Bolsover Homes programme and are currently looking at sites in Clowne, Shirebrook and Langwith.

2.6 In addition as a result of successful negotiations with Keepmoat, where the Council has purchased properties as part of affordable housing provision through a S106 Agreement, one unit is a three bedroomed adapted bungalow for a family whose needs had been identified. Specific demand had been identified by Derbyshire County Council Occupational Therapists and we were able to shape accommodation to meet the needs of three families with severely disabled children. We also secured two, 2 bed bungalows, which are built to 'lifetime homes standard', so are suitable for people with disabilities. (See 2.8 below)

- 2.7 We continue to explore any new approaches from developers as identified by the Head of Economic Development, Regeneration and Housing Delivery. This will be informed by utilising presenting demand for that locality at the time. In these instances, we prefer to use the standard Lifetime Homes plans if possible.
- 2.8 The Council's three bedroomed family sized bungalows are built to Lifetime Homes Standard:- 119sqm, have the benefit of three double bedrooms, level access throughout, wet rooms, additional family WC, large dining kitchen (can be adapted for the specific need of the family), spacious entrance area with storage for wheelchair, driveways and family sized level patio and garden areas. In addition to these standard features, specific adaptations can be provided on advice from the Occupational Therapists i.e. hoists, wash-dry WC's, etc.
- 2.9 When looking at where we need to enhance supply of adapted properties, especially larger dwellings, we consider the demand for these type of properties and the locations of need. This information is captured in a number of ways. In most instances, families are identified by the Occupational Therapist at either Derbyshire County Council or Hospitals and they liaise with the Councils Housing Needs team on behalf of the family.

Allocation and Management

- 2.10 Families can apply directly to us by completing a Housing Application Form and be registered on the waiting list. The Housing Needs Team provide support with this if required and collate all the relevant supportive information from the Occupational Therapists. They are therefore aware of all such specialist need at any one time. Such specialist need is reflected in the Allocations Policy and most cases are directly approved by HARP.
- 2.11 Most families are, understandably, specific as to where they wish to be rehoused, preferring to stay in their local area, with existing support networks, schools, etc. However, occasionally, there may be no suitable accommodation available. In these instances, the Housing Needs Team discuss options with the family and the Occupational Therapist. The management of people's expectations is important and we try to ensure all agencies agree the options and support the family accordingly.
- 2.12 In terms of adaptations to existing Council Housing Stock, specific needs are discussed at a Joint Adaptation Panel meeting between DCC Disability team and Bolsover District Council held every 5 – 6 weeks (under normal circumstances) which is attended by the Housing Needs Manager and the relevant DCC Service Manager. All new standard adaptation referrals are discussed and in most cases accepted e.g. wet rooms, ramps, etc. Where major works are requested in houses, further discussions will follow with the family. In many instances a joint feasibility visit, between the Planned Repairs Inspector and the Occupational Therapist is arranged to ascertain if works can

be undertaken to our properties. In some cases alternative adapted accommodation is the best option, these are identified and options jointly discussed.

2.13 Major adaptations to houses are usually only undertaken when there is no option and the Occupational Therapists confirm that the works will meet the long term needs of the client. Both BDC and DCC are keen to ensure resources are effectively spent. These cases are jointly agreed where the resulting adaptations meet the needs of the family.

2.14 There is a very good working relationship between BDC and DCC Adult and Children’s Disabilities Team. In most cases the Occupational Therapists are realistic in their expectations. The regular Panel Meetings provide the opportunity for both teams to discuss cases and agree solutions. In addition many joint site visits are undertaken.

3 Reasons for Recommendation

3.1 The report is for information regarding the supply, allocation and management of Council owned adapted properties. It seeks to inform members and to recommend that Scrutiny review the process and prepare recommendations to Executive to further support families with needs for adapted properties within the district.

4 Alternative Options and Reasons for Rejection

4.1 The report is for information regarding the supply, allocation and management of Council owned adapted properties. It seeks to inform members and to recommend a Scrutiny review of the service area.

DOCUMENT INFORMATION

Appendix No	Title
N/A	
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	

Bolsover District Council

Executive

26 April 2021

Independent Living Service – Derbyshire County Council

Report of the Portfolio Holder - Housing

Classification: This report is public

Report By: Victoria Dawson - Head of Housing Management & Enforcement

Contact Officer: Di Bonsor – Housing Needs Manager

PURPOSE / SUMMARY

To inform members of an offer of an extension of contract from Derbyshire County Council (DCC) to provide an Independent Living Service (known as the Care Line Service) to older people, and to decide if this offer should be accepted.

RECOMMENDATIONS

1. That the Council accept the offer of a 5 month contract extension to continue to provide an Independent Living Service to older people within the District,
2. That officers prepare for future tender opportunities to provide similar services within the District

Approved by the Portfolio Holder – Cllr Sandra Peake

IMPLICATIONS

Finance and Risk: Yes No

Details:

It is estimated that the contract extension will bring in an additional income of £117,000. Not accepting the contract extension would in effect invite an alternative provider into the District who may also compete for other services against the District Council.

On Behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

Not specifically, this is an extension to an existing contracts, permitted within the terms of the contract.

On Behalf of the Solicitor to the Council

Staffing: Yes No

Details:

Not specifically, this is an extension to an existing contracts, adequate staffing resources in place.

On behalf of the Head of Paid Service

DECISION INFORMATION

Decision Information	
Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: BDC: Revenue - £75,000 <input checked="" type="checkbox"/> Capital - £150,000 <input type="checkbox"/> NEDDC: Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> Please indicate which threshold applies	Yes
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	Yes
District Wards Significantly Affected	All indirectly
Consultation: Leader / Deputy Leader <input type="checkbox"/> Cabinet / Executive <input type="checkbox"/> SAMT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details: Executive

Links to Council Ambition (BDC) priorities or Policy Framework including Climate Change, Equalities, and Economics and Health implications.

Providing excellent and accessible services to all – Install 150 lifeline units within the community per year.

REPORT DETAILS

1 Background

- 1.1 The District Council has operated a the Independent Living Service (Care Line Service) to older people within the District for many years
- 1.2 The Service is offered to a mix of tenants and private customers. Although the majority of people pay for the service from their own resources the contact with DCC provides the service for people who are in low income.
- 1.3 The Council was offered an Inter-Authority Agreement to deliver the DCC funded part of the service in 2019. The initial contract was for a period of 2 years from November 2019 with the option to extend a further year.

2. Details of Proposal or Information

- 2.1 The contract is due to expire at the end of October 2021 however DCC have now offered the Council a contract extension until March 2022 – i.e. an additional extension of 5 months.

3 Reasons for Recommendation

- 3.1 The services is well regarded by residents, and Bolsover District Council are a trusted provider
- 3.2 Accepting the offer of a contract extension is positive outcome for customers and for the Council.
- 3.3 The Council continues to extend the service and attracting more customers, the majority who self-fund. This is part of a strategy to ensure that the Council are not dependent on DCC funding to operate the service, but would be self-sufficient if we were not successful in winning future tenders.

4 Alternative Options and Reasons for Rejection

- 4.1 Not to accept the contract extension. Rejected as this would have a detrimental impact on vulnerable customers.

DOCUMENT INFORMATION

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N/A	
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