

**ANGUS COUNCIL**

**Social Work and Health Committee - 20 November 2003  
Housing Committee - 20 November 2003**

**ANGUS CARE AND REPAIR – REVIEW OF PERFORMANCE IN 2002/2003 AND  
BUSINESS PLAN PRIORITIES FOR 2004/2005**

**JOINT REPORT by the DIRECTOR OF HOUSING and the DIRECTOR OF SOCIAL  
WORK and HEALTH LIAISON**

**ABSTRACT**

This report provides further detail on Angus Care and Repair's performance in 2002/2003 and gives details of the organisation's priorities for 2004/2005.

**1. RECOMMENDATION**

**It is recommended that the Social Work and Health Committee and the Housing Committee:**

- i) note significant contribution made by Angus Care and Repair to enable older people and people with disabilities in Angus to remain at home in comfort and safety in 2002/2003.
- ii) note the organisation's priorities for 2004/2005 and the consequent funding requirements.

**2. BACKGROUND**

Angus Care and Repair began in 1994 and became an independent charitable company limited by guarantee in 1998.

Angus Care and Repair's objectives are:

- i) To relieve the needs of the residents of Angus, in particular older people and people with disabilities, by encouraging, supporting and/or assisting people to have their homes adapted, repaired and/or upgraded to meet their needs, all with a view to enhancing their quality of life.
- ii) To advance education and in particular to raise awareness amongst the general public of issues relating to the welfare of older people and people with disabilities.
- iii) To promote, establish, operate and/or support other schemes of a charitable nature for the benefit of the residents of Angus.

Angus Care and Repair provides a range of services:

- a) **Care and Repair Service** – This covers the assessing of the extent of work required to properties, organising appropriate drawings, obtaining estimates from

appropriate contractors, making planning/building warrant applications, applying for grants/other funding, co-ordinating contractors, monitoring works in progress, finalising accounts and payments. Advice is also given about alternative housing or benefits and the company refers on to other agencies when appropriate and agreed by the service user. The types of cases carried out are mostly roof repairs or disabled adaptations but care and repair also helps with a significant amount of rot/damp works and insulation/heating installations.

- b) Small Repairs Service** – This covers carrying out small items of repair, such as replacing broken panes of glass or changing tap washers. Labour is provided free of charge and the service user only has to pay for the cost of any materials required to do the work.
- c) Safe As Houses** – This service is a partnership with Angus Care and Repair, Tayside Police, Tayside Fire Brigade and Angus Council and is open to all older people, people with disabilities, those with low incomes or vulnerable people in Angus. On referral to the service the Police carry out a crime prevention survey of the home and make recommendations to improve the client's security. If any of the recommendations include the following items, Angus Care and Repair will fit them free of charge –
- Door chain
  - Five level mortice lock
  - Door viewer
  - Smoke detector
  - First Aid kit
  - Timer Switch
  - Low energy light bulb
  - Crime Prevention pack
  - Message in a Bottle
  - Door numbers
- d) Social Work Adaptations Service** – In June 2002 Angus Care and Repair commenced a three year partnership with Social Work to provide minor adaptations to service users' properties as referred by the Occupational Therapist.
- e) Information Brochures** – Angus Care and Repair publishes brochures on low maintenance gardening and minor repairs.
- f) The Hospital Discharge Initiative** – This is a three year initiative, funded by Social Work, to co-ordinate and undertake adaptations to people's homes to enable them to either return home as soon as possible after a stay in hospital or to prevent inappropriate admission. Care and Repair carries out an early assessment of the person's property and advises on possible adaptations and essential repairs and improvements. In the case of a person in hospital, this will enable proposals, estimates and grants to be obtained and applied for while the person is still receiving treatment and prior to a discharge date being set. In the case of an individual who requires an emergency adaptation, this arrangement will enable a fast track service to be provided.
- g) Carbon Monoxide Detectors** – Social Work provided funding to Care and Repair to purchase, store and fit 600 Carbon Monoxide detectors to owner-occupiers' homes.

- h) **External Lighting Initiative** – Through the quality of life initiative external PIR lights or bulk headlights are being fitted to appropriate properties.

### 3. **REVIEW OF PERFORMANCE 2002/2003**

Report 883/03 gave details of a range of performance indicators on how Angus Care and Repair performed in 2002/03.

However, Care and Repair have now provided, as part of their review of activities in 2002/2003 further information on the work carried out in the last financial year.

Some 1617 people received a service from Angus Care and Repair comprising:

- 81 advice cases
- 126 work cases
- 542 small repairs cases
- 402 Safe as Houses cases
- 344 Social Work minor adaptation cases
- 122 garden advice cases

From these statistics it can be seen and appreciated the wide range of clients assisted and that Angus Care and Repair continues to meet its objectives.

### 4. **FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2003**

Angus Care and Repair has, as required by the Standard Service Agreement, submitted detailed financial statements for 2002/2003. These statements show the overall satisfactory financial management of the company. The financial statements have been audited by Reeves and Neylan who have stated "In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 March 2003 and of the incoming resources and application of resources including its income and expenditure for the year then ended and have been properly prepared in accordance with the Companies Act 1985, as amended."

### 5. **ANGUS CARE and REPAIR'S BUSINESS PLAN**

Angus Care and Repair has now submitted its Business Plan for the next three financial years.

In regard to 2004/2005 the projected work targets are:

<b>Minor Adaptations</b>	-	<b>350</b>
<b>Safe as Houses</b>	-	<b>350</b>
<b>Small Repairs</b>	-	<b>420</b>
<b>No of Completed Work Cases</b>	-	<b>150</b>
<b>No of Completed Work Cases (Including advice)</b>	-	<b>230</b>

The company's priorities for 2004/2005 are:

1. To develop new procedures for the revised grant system.
2. To obtain core funding for Safe as Houses, minor adaptations and the hospital discharge initiative.

3. To secure capital funding for the Safe as Houses pack items.
4. To move to new Office accommodation.

In regards to the Safe as Houses initiative, estimated expenditure in 2004/2005 will be £57,566. The company has Challenge Funding of £37,000 available but there will be a shortfall of £20,566 to be met.

In regard to the core Care and Repair service and small repairs service, the estimated cost in 2004/2005 is £173,635. This service is currently funded on a 50/50 basis between Angus Council and Communities Scotland. Additional funding of £5,818 is required from each partner organisation to meet the proposed level of expenditure.

The additional resources identified by Care and Repair in regard to the core service and the Safe as Houses initiative will be the subject of service development bids as part of the 2004/2005 budget process.

## **6. FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

## **7. HUMAN RIGHTS IMPLICATIONS**

There are no Human Rights implications arising from the recommendations contained in this report.

## **8. CONSULTATION**

In preparing this report there has been consultation with the Chief Executive, the Director of Finance, the Director of Law and Administration and the Director of Planning and Transport.

## **9. CONCLUSION**

Angus Care and Repair has become one of the largest Care and Repair organisations in Scotland and offers a wide range of initiatives to support people to remain at home. Through the activities carried out in 2002/2003 the quality of life of a significant number of people in Angus has been improved through the work undertaken by Angus Care and Repair.

R Ashton  
Director of Housing

R Peat  
Director of Social Work and Health Liaison

Note:- The following background papers as defined by Section 50d of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information), were relied upon to a material extent in preparing this report:

Angus Care and Repair Ltd - Directors Report & Financial Statements for the Year ended 31 March 2003;  
Angus Care and Repair Ltd - Business Plan 2004/2005 to 2006/2007.