Abstract: This report seeks the approval of members to amend the Council’s Scheme of Assistance in respect of private home owners to allow for the award of discretionary grants in respect of general repairs, to agree the proposed spend profile for Private Sector Housing Grant 2011/12 and homologate payments made to Angus Care and Repair.

1 RECOMMENDATION

It is recommended that the Committee:-

1. homologate payment made to Angus Care and Repair for first two quarters of 2011/12;
2. consider the proposals for amending the current Scheme of Assistance in respect of private dwellinghouses as outlined in section 3 of this report;
3. approve Policy Option 2 as the most suitable way forward and agree the associated spend profile in financial year 2011/12;
4. note that provision for Private Sector Housing Grants within the 2010/14 Financial Plan will be updated as part of the process of preparing the 2011/12 Final Capital Budget Volume having regard to the Committee’s decision on the most suitable policy option and the associated spend profile;
5. agree that budgets are monitored to ensure that the priority of funding work associated with the needs of the disabled are fully met; and
6. agree the Service Level Agreement for the year 2011/12 between the Council and Angus Care and Repair.

2 BACKGROUND

2.1 For some considerable years now, and prior to the implementation of the Scheme of Assistance, Private Sector Housing Grants had been made available to allow applicants to apply for financial assistance for various necessary works to their property. The type of works for which assistance was given varied from adaptations for disabled clients, to roof repairs, to the first time installation of standard amenities. Angus Care and Repair have been, and continue to be heavily involved in the process by assisting older and disabled clients obtaining quotes and submitting grant applications on their behalf and providing advice.

2.2 The Housing (Scotland) Act 2006 introduced a requirement for all Scottish Local Authorities to restructure the way they interact with homeowners and the tenants of private sector landlords. A major requirement was to introduce a Scheme of Assistance from 1 April 2010. This changed the emphasis of financial assistance, in that it was only directed to those requiring adaptations in order to remain in their own home. Report 272/10 to the Neighbourhood Services Committee refers. A recommendation of this report was that the Scheme of Assistance be reviewed after one year of operation.
2.3 The most serious general repairs and improvements are only considered for grant funding if all other financial means have been considered. For general repairs and improvements, an application for grant has to be accompanied by a financial assessment from an accredited financial advisor stating there was no other means of funding the repairs/improvements, which will ensure that the limited funds available are targeted to those most in need.

2.4 The Government had also set out an intention to set up a national lending unit to help with improvements/repairs to private housing. To date, for various reasons, this unit has not been set up.

2.5 Members will recall that Angus Council, at its meeting of 10 February 2011, agreed to transfer the budget and responsibility for the Private Sector Housing Grant from Neighbourhood Services Committee to the Infrastructure Services Committee, report 129/11 refers. Since its implementation of the change, the PSHG spend profile for 2011/12 has continued on the same basis as that approved for the previous financial year. As such, the first two quarterly revenue payments have been made to Angus Care and Repair (£49,500 per quarter, paid in advance), and members are requested to homologate this action. The Service Level Agreement for 2011/12 between the Council and Angus Care and Repair which sets out the level of service provision, has been amended to take into account the new budget responsibilities within the Council. A copy of the Service Level Agreement has been placed in the Members’ Lounge.

2.6 A key component of the Scheme of Assistance was to concentrate financial resources on essential adaptations for disabled occupants and only the most serious repairs to private housing. Report 143/10 to the Neighbourhood Services Committee gave details of the spend profile for the use of Private Sector Housing Grant in financial year 2010/11, based on the available funding which was split between capital grant and revenue grant, following the decision by the Scottish Government to roll this grant into the Council’s overall finance settlement. It is always difficult to forecast the appropriate spend profile on a financial year basis as a grant award is valid for 12 months from the date of award. The reality therefore is that in any given financial year the actual spend is made up in part from grants awarded during that financial year, and in part from grants awarded the previous financial year and carried forward as the grant has not yet been drawn down. However, it is theoretically possible to more accurately estimate expenditure in any given financial year by considering historic data to determine what percentage of grants the previous financial year were carried forward and paid out, and adding to that the percentage of grants awarded and paid out within the same financial year. Recent experience shows that almost all grants awarded are paid out, but only 53% (based on 10/11) are paid out in the same financial year that they were awarded. Based on the information provided by Social Work and Health, in that the stream and level of forecast demand is likely to be similar to 2010/11, it is thought prudent at this stage to base any forecast for 2011/12 on the spend profile from 2010/11.

2.7 The current position is that in the first year of the Scheme of Assistance (2010/11), no applications were received for general alterations/repairs to private housing. It is thought that this is perhaps due to the eligibility criteria being too strict and/or the percentage of expenditure funded through grant. The consequence of this is that it has contributed to an underspend on the agreed budget overall, in respect of Private Sector Housing Grant (PSHG)

2.8 Comparison of proposed profile spend and actual year for 2010/11 is shown below:
### Table 1 – 2010/11 Budget and Actual Spend

<table>
<thead>
<tr>
<th>Type of Grant</th>
<th>Total available funding</th>
<th>Approved prior to 31.03.10 but not paid</th>
<th>Approved between 01.04.10 and 31.03.11</th>
<th>Total Commitment</th>
<th>Balance of Grant Funding available for approval</th>
<th>Paid during financial year 2010/11</th>
<th>Underspend</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Disability Adaptations (total funding includes £421,900 c/f from 09/10)</td>
<td>990,800</td>
<td>136,280</td>
<td>373,365</td>
<td>509,645</td>
<td>481,155</td>
<td>335,418</td>
<td>655,382</td>
</tr>
<tr>
<td>2 Improvement &amp; Repair</td>
<td>50,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>50,000</td>
<td>0</td>
<td>50,000</td>
</tr>
<tr>
<td>3 Windows &amp; Gutters</td>
<td>12,600</td>
<td>12,600</td>
<td>0</td>
<td>12,600</td>
<td>0</td>
<td>12,600</td>
<td>0</td>
</tr>
<tr>
<td>4 Empty Homes Initiative Town Centre Refurbs</td>
<td>7,500</td>
<td>7,500</td>
<td>0</td>
<td>7,500</td>
<td>0</td>
<td>7,500</td>
<td>0</td>
</tr>
<tr>
<td>5 Angus Care &amp; Repair Support (total funding includes £400 c/f from 09/10)</td>
<td>198,400</td>
<td>0</td>
<td>198,000</td>
<td>198,000</td>
<td>400</td>
<td>198,000</td>
<td>400</td>
</tr>
<tr>
<td>6 Information &amp; Advice to Owner</td>
<td>145,000</td>
<td>0</td>
<td>91,837</td>
<td>91,837</td>
<td>53,163</td>
<td>88,277</td>
<td>56,723</td>
</tr>
<tr>
<td>7 Housing Act Team</td>
<td>83,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>83,000</td>
<td>0</td>
<td>83,000</td>
</tr>
<tr>
<td>8 Uniform DMS Upgrade (funded in full from 09/10 c/f)</td>
<td>3,700</td>
<td>0</td>
<td>3,700</td>
<td>3,700</td>
<td>0</td>
<td>3,700</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>1,491,000</strong></td>
<td><strong>156,380</strong></td>
<td><strong>666,902</strong></td>
<td><strong>823,282</strong></td>
<td><strong>667,718</strong></td>
<td><strong>645,495</strong></td>
<td><strong>845,505</strong></td>
</tr>
</tbody>
</table>

* - this sum includes £426,000 carried forward from 2009/10. The base budget provision for 2011/12 is therefore £1.065 million.

2.9 Prior to the implementation of the Council’s Scheme of Assistance in financial year 2010/11 monies allocated in Private Sector Housing Grant budget reflected the Council’s priorities at that time. Following a survey carried out for the Council of empty properties in town centres, it was thought appropriate, at that time, to allocate some monies to assist owners bring these properties back into use and provide much needed housing. An allocation was also made in respect of windows and gutters which helped Angus Care and Repair clients to continue to stay in their house as long as possible. Also, the grants scheme at that time assisted all owner/occupiers of dwellinghouses in the care and maintenance of their property. As a result of an outstanding commitment in these areas, the 2010/11 budget allocation included provision for sums outstanding in respect of these areas. The principles behind the Housing (Scotland) Act 2006 for the Council’s Scheme of Assistance are that owners of dwellinghouses take more responsibility for the care and maintenance of their property. The current allocation of budget monies reflects these revised principles.
2.10 Information and advice is provided by both Council staff and staff from Angus Care and Repair. Council staff, from Infrastructure Services and Social Work & Health provide a wide range of advice and information on grants available, work covered by grants, act as a “signposting” service whereby clients are directed to external agencies such as trade associations, financial advisors etc. as to where advice can be given as to how work can be carried out and financed to their properties. Angus Care and Repair advise their clients as to how to maintain and repair their properties, act as agents when grant applications are submitted; obtaining estimates and arranging for the work to be carried out. They also advise their clients on other sources of finance to allow work to be carried out when grant monies do not cover the cost of the work being carried out or the work is not eligible for grant.

2.11 Monies were allocated for the formation of a Housing (Scotland) Act team within the Neighbourhood Services Department. It was envisaged that this team would give advice on financial matters, equity release and other areas of private sector funding for repairs to dwellinghouses. Given the issues with regards providing financial advice to the owners of dwellinghouses the proposal to form this team was never progressed and the Director of Neighbourhood Services has confirmed it is not necessary to set up such a team at present.

2.12 The current allocation of the budget for 2011/12 is shown in table 2 below with an indication of forecast payments which is based upon previous experience. The funding for repairs and improvements, windows and gutters and town centre refurbs has been included in the adaptations budget line to fit better with the principles of the scheme of assistance, and the funding previously identified for the Housing Act Team is yet to be allocated.

Table 2 – 2011/12 Budget and Forecast Expenditure

<table>
<thead>
<tr>
<th>Type of Grant</th>
<th>2011/12 Total Grant Funding</th>
<th>2011/12 Forecast Payments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disability Adaptation</td>
<td>639,000</td>
<td>335,418</td>
</tr>
<tr>
<td>Angus Care and Repair Support</td>
<td>198,000</td>
<td>198,000</td>
</tr>
<tr>
<td>Information/Advice to Owner</td>
<td>145,000</td>
<td>91,837</td>
</tr>
<tr>
<td>To be Allocated</td>
<td>83,000</td>
<td>83,000</td>
</tr>
<tr>
<td>Total</td>
<td>1,065,000</td>
<td>708,255</td>
</tr>
</tbody>
</table>

2.13 On the basis of our experience, and consulting with other Departments within the Council and other agencies, it is thought appropriate to consider amending the Council’s Scheme of Assistance, to widen its availability for grant assistance to provide an element of general repairs and improvements which more fully meets care in the community principles. It’s considered this will result in an increase in expenditure thereby reducing the underspend, and contribute to and enhance the care in the community agenda.

3 POLICY OPTIONS

3.1 Consultation has taken place with Social Work & Health, Finance and Neighbourhood Services in respect of the allocation of Private Sector Housing Grant (PSHG) monies and the current Scheme of Assistance and whether it should be amended. In addition, Angus Care & Repair have also been consulted as to how they view the current Scheme of Assistance and how it could be improved upon.

3.2 Consultation with the Social Work & Health Department has indicated that whilst there continues to be a demand for adaptations to dwellinghouses to suit the needs of the occupiers, this demand is unlikely, on current information available, to grow significantly in the near future, as there is no longer a waiting list of clients requiring major adaptations. In effect, the current level of actual spend appears to reflect actual demand.

3.3 Consultation with Angus Care & Repair has indicated that there continues to be a demand for repairs/alterations to dwellinghouses, particularly with the help of grant assistance. The point is
made that whilst grant assistance is given to aid the adaptation of a dwellinghouse to suit the needs of a disabled person, quite often the dwellinghouse would benefit from repairs which maintain the property in a wind and watertight condition and ensure it is safe for the occupants.

3.4 Policy Option 1 (No Change to Scheme of Assistance – Baseline Position)

This option proposes to retain the current provisions of Scheme of Assistance. Generally this adheres to the philosophy of the main points of the Housing (Scotland) Act 2006. The current Scheme of Assistance, combined with the fact that funds are allocated on the basis of total commitment, has, however, resulted in an underspend against the approved budget. In addition issues can arise, as highlighted in 3.3, where a dwellinghouse has been amended to suit the needs of a disabled person but the dwellinghouse is in need of repairs/improvements. By retaining the current provisions of the Scheme of Assistance this is more than likely to result in an underspend in financial year 2011/12 and in future years if current level of budget provisions are retained. This option is in effect the status quo and the implications for expenditure in 2011/12 are given below in table 3.

Table 3 – 2011/12 Projected Expenditure – Baseline Position

<table>
<thead>
<tr>
<th>Type of Grant</th>
<th>Total Grant Funding</th>
<th>Estimated Total Commitment By 31 March 2012</th>
<th>Forecasted Approximate Payments</th>
<th>Forecasted Underspend</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A</td>
<td>B</td>
<td>C</td>
<td>A - C</td>
</tr>
<tr>
<td>Disability Adaptation</td>
<td>639,000</td>
<td>509,645</td>
<td>335,418</td>
<td>303,582</td>
</tr>
<tr>
<td>Angus Care &amp; Repair Support</td>
<td>198,000</td>
<td>198,000</td>
<td>198,000</td>
<td>0</td>
</tr>
<tr>
<td>Info/Advice to Owner</td>
<td>145,000</td>
<td>91,837</td>
<td>91,837</td>
<td>53,163</td>
</tr>
<tr>
<td>To be Allocated</td>
<td>83,000</td>
<td>83,000</td>
<td>83,000</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>1,065,000</strong></td>
<td><strong>822,482</strong></td>
<td><strong>708,255</strong></td>
<td><strong>356,745</strong></td>
</tr>
</tbody>
</table>

* - includes £111,000 carried forward from 2010/11 to augment capital spend in 2011/12

The forecast spend figures for 2011/12 for disability adaptation grants is based upon 2010/11, due to the indication that the level of commitment is to remain similar. Revenue expenditure i.e. Angus Care & Repair and Info and Advice to Owners is projected to be at same level as 2010/11, excluding any carry forward from 2009/10. It is estimated from previous experience that in respect of Disability Adaptations £175,481 worth of grants awarded will be carried forward into the next financial year.

3.5 Policy Option 2 (Baseline + Repair/Improvement for those who receive Disability Adaptations)

This option proposes to amend current Scheme of Assistance to permit repair/improvement grants to be awarded to persons also requiring adaptations to suit their disability. If adopted it would be appropriate to award Repair and Improvement Grants for the following works:-

- structural repairs;
- roof repairs where there is evidence of water ingress,
- eradication of dry/wet rot;
- electrical rewiring (where current installation is deemed dangerous);
- window replacement (only in worse cases of disrepair);
- replacement of lead water supply where lead content is above permitted level;
- energy efficiency and sustainability measures.

Following an analysis of the previous 3 years' awards for general repair and improvement grants, the most common and most expensive type of works for which assistance was requested, was for roof repairs. The average cost of eligible works for roof repairs was in the region of £4,640, although, depending on type and size of roof, the costs varied from under £1,000, right up to what was the previous maximum grant of £12,600. Grants could, therefore, be awarded on the following basis;

- 100% of the eligible costs, up to a maximum of £5,000, for works listed above, where the owner/occupier is in receipt of any of the four approved welfare benefits;
- 50% of eligible costs, up to a maximum of £5,000, for works listed above where the owner/occupier is not in receipt of any of the four approved welfare benefits.

Information supplied by Angus Care & Repair suggests that a commitment of £50,000 could accrue over the remainder of financial year 2011/12. Over a full financial year this would amount to £100,000. To avoid any risk of demand exceeding supply in such circumstances it would be prudent to allow approximately an additional £50,000 in a full financial year. It is a number of years since Repair/Improvement Grants have been awarded and a precautionary approach has been adopted in respect of the percentage take up and the amount paid out within the financial year and it is assumed to be 100% with no carry forward to the next year. The assumption is also made for Options 3 and 4.

This expenditure would be in addition to the £708,255 projected to be spent under option 1 (baseline position) and would result in total expenditure of £758,255 in financial year 2011/12 and £858,255 in a full financial year.

3.6 Policy Option 3 (Baseline + Repair/Improvement for anybody over 60)

This option proposes to amend the current Scheme of Assistance to permit repair/improvement grants to be awarded to persons eligible for assistance from Angus Care and Repair, ie, those with disabilities, or over the age of 60.

Information supplied by Angus Care & Repair suggests that a commitment of £100,000 could accrue over the remainder of financial year 2011/12. This would equate to £200,000 in a full financial year. However, as in Option 2 it would be prudent to allow an additional sum of approximately £50,000 (£46,000) in the full year.

This expenditure would be in addition to the £708,255 projected to be spent under option 1 (baseline position) and would result in total expenditure of £808,255 in financial year 2011/12 and £954,255 in a full financial year.

3.7 Policy Option 4 (Baseline + Improvement and Repair Grants for any owner/occupier i.e. First Come First Served)

Under this option the current Scheme of Assistance would be amended to permit improvement/repair grants to be awarded to any owner/occupier. This would be delivered on the basis of first come first served and based on our experience monies allocated to grant awards might be fully spent. However, it would likely require the re-implementation of some form of means testing, which in itself, may take some considerable time to consult on and set up. If this option is adopted it goes against the basic philosophy of the Housing (Scotland) Act 2006 whereby owners of dwellinghouses are to be encouraged to take full responsibility for the maintenance/repair/improvement of their property.
3.8 Policy Option 5 (Any One of Previous Options + Private Sector Housing Stock Survey)

Option 5 proposes to combine one of the previous options with a commitment to undertake a Private Sector House Condition Survey on an Angus wide basis. The survey would be a sample based survey of the private sector housing stock in Angus. The results of this survey would enable an informed assessment to be made in respect of housing stock condition which would be taken into account in terms of Future Housing Strategy and influence future provisions in terms of grant allocation. Preliminary estimates indicate that the cost of these works could be £100,000 approximately. This, however, may have implications for any existing capital / revenue budget allocation in 2011/12.

Table 4 below summarises the financial implications of each policy option being introduced half way through financial year 2011/12, while Table 5 summarises the full year financial implications.

Table 4 – Summary of Financial Implications for 2011/12 of each Policy Option

<table>
<thead>
<tr>
<th></th>
<th>2011/12 Total Budget £</th>
<th>2011/12 Forecast Payments £</th>
<th>2011/12 Forecast Underspend £</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1</td>
<td>1,065,000</td>
<td>708,000</td>
<td>357,000</td>
</tr>
<tr>
<td>Option 2</td>
<td>1,065,000</td>
<td>Option 1 + 50,000</td>
<td>307,000</td>
</tr>
<tr>
<td>Option 3</td>
<td>1,065,000</td>
<td>Option 1 + 100,000</td>
<td>257,000</td>
</tr>
<tr>
<td>Option 4</td>
<td>1,065,000</td>
<td>Option 1 + unknown but could result in full expenditure</td>
<td>Possibly 0</td>
</tr>
<tr>
<td>Option 5</td>
<td>1,065,000</td>
<td>Depends on Option combined with</td>
<td>Depends on Option combined with Survey Cost 100,000</td>
</tr>
</tbody>
</table>

Table 5 – Summary of Financial Implications for Full Financial Year of each Policy Option

<table>
<thead>
<tr>
<th></th>
<th>2012/13 Total Budget £</th>
<th>2012/13 Forecast Payments £</th>
<th>2012/13 Forecast Underspend £</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1</td>
<td>954,000</td>
<td>708,000</td>
<td>246,000</td>
</tr>
<tr>
<td>Option 2</td>
<td>954,000</td>
<td>Option 1 + 150,000</td>
<td>96,000</td>
</tr>
<tr>
<td>Option 3</td>
<td>954,000</td>
<td>Option 1 + 246,000</td>
<td>0</td>
</tr>
<tr>
<td>Option 4</td>
<td>954,000</td>
<td>Option 1 + unknown but could result in full expenditure</td>
<td>Possibly 0</td>
</tr>
<tr>
<td>Option 5</td>
<td>954,000</td>
<td>Depends on Option combined with</td>
<td>Depends on option combined with Survey Cost 100,000</td>
</tr>
</tbody>
</table>

* The 2012/13 budget is £111,000 less than 2011/12 as the latter includes £111,000 carry over of budget.

Option 1 – Baseline, status quo
Option 2 – Baseline + Repair/Improvement for those who require Disability Adaptations
Option 3 – Baseline + Repair/Improvement for anyone over 60
Option 4 – Baseline + Improvement and Repair Grants for any owner/occupier i.e. first come first served
Option 5 – Any one of previous + Private Sector Housing Stock Survey

3.9 Having regard to the above options and the requirements of the Housing (Scotland) Act 2006 and the associated financial implications of each of the policy options, it is the officers recommendation that policy option 2 is the most appropriate way forward.
4 OTHER MATTERS

4.1 An internal audit of Improvement Grants has recently been undertaken and a number of recommendations have been made some of which have already been implemented. It is intended that the remainder of the recommendations which primarily relate to procedural matters will be implemented between now and March 2012. However, the Internal Audit report does not have any implications in respect of the policy options being considered within this report.

5 FINANCIAL IMPLICATIONS

5.1 The proposals contained in this report, if adopted, have the potential to ensure that Private Sector Housing Grant expenditure is more aligned to the budget allocation.

5.2 If policy option 2 is approved expenditure for 2011/12 is projected to be in the order of £758,000 in 2011/12, increasing to £858,000 in a full financial year. This sum can be contained within the available Private Sector Housing Grant budget.

5.3 Overall an under spend on Private Sector Housing Grants of circa £307,000 is currently projected in 2011/12 if option 2 is approved. In light of the projected level of underspend the resources currently allocated within the 2010/14 Financial Plan will be reviewed. This review will take account of the outcome of this Committee’s decision on the policy proposals and will be undertaken as part of the process of finalising the 2011/12 Final Capital Budget Volume.

5.4 Expenditure against each budget heading will continue to be closely monitored to ensure that the priority of ensuring adaptations to suit the needs of the disabled are fully met and regular monitoring reports will be submitted to this Committee for members information.

6 HUMAN RIGHTS IMPLICATIONS

6.1 There are no Human Rights implications arising from this report.

7 EQUALITIES IMPLICATIONS

7.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment has been undertaken.

8 SINGLE OUTCOME AGREEMENT

8.1 This report contributes to the following local outcomes contained within the Single Outcome Agreement for Angus.

- Our communities are safe, secure and vibrant.
- We have improved the health and wellbeing of our people and inequalities are reduced.
- Individuals are supported in their own communities with good quality services.
- Our natural and built environment is protected and enjoyed.
- Our carbon footprint is reduced.

9 CONSULTATION

9.1 The Chief Executive, Director of Social Work & Health, Director of Corporate Services, Director of Neighbourhood Services, Head of Law & Administration and Head of Finance have been consulted during the preparation of this report.

10 CONCLUSION

10.1 If Policy Options 2 or 3 were adopted it would help with the Governments policy of aiding more people to live independently and in their own house for longer. Policy Option 4 would also assist this but would not be fully in accordance with the philosophy of the Housing (Scotland) Act 2006 as
indicated in 3.7 above. Policy Options allows for financial resources to be targeted and meet the
governments stated objectives.

10.2 It should be noted that, as any changes to policy cannot be implemented until almost half way
through the financial year 2011/2012, it will impact greatly on the level of commitment and
expenditure that can be achieved, due to the timescales involved in potential clients obtaining
competitive tenders and submitting grant applications for consideration. This has been taken into
account when attempting to forecast the level of commitment and spend for the various options for
the remainder of this financial year. However, it should be stressed that the awarding of grants is
demand led, and conditions attached to the grant allow the clients 12 months to complete the works.
Therefore, fluctuations to these forecasted figures are likely to occur, but will be reported to
Committee in the normal manner. However, it should be noted that expenditure in respect of
Disability Adaptations is unlikely to exceed to any great extent that paid out during 2010 or forecast
for 2011/12. Table 4 indicates implications of policy change being implemented halfway through the
financial year and Table 5 the full year implications.

10.3 The current Scheme of Assistance which provides for Disability Adaptations is self limiting in that
there is no significant waiting list and that to all intents and purposes, need is fully met. Therefore,
unless the Scheme of Assistance is altered then there will always be a significant underspend on the
basis of current allocation. There is a good case to allow the Scheme of Assistance to be widened
to allow the award of general improvement/repair grants. However, even providing for such an
alteration to the Scheme of Assistance, because of timescale, there is still likely to be a significant
underspend in terms of this year’s budget. It is anticipated that the benefits of altering the Scheme
of Assistance and profile spend will not be fully realised until future years.

ERIC S LOWSON
DIRECTOR OF INFRASTRUCTURE SERVICES

NOTE : No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973,
(other than any containing confidential or exempt information) were relied on to any material extent in
preparing the above Report.

P&T/GWC/IM/IAL
20 July 2011