

# Housing Standards and Adaptations Service Healthier Homes – A Preventative Approach

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# Service Areas:

- HMO Licensing
- Private sector housing enforcement
- Empty Properties
- Public Health enquiries
- Fuel Poverty alleviation

- Disabled Facilities Grants (DFG)
- Minor Adaptations Service
- Loans for owner occupiers
- Falls Prevention Service
- Handyman Service



Prevention Services

# Disabled Facilities Grant

- Used to support people to remain in their home
- Profile of customers- older people with mobility problems
- Most commonly funded adaptations being
  - Level Access Shower
  - Stairlift
  - Ramped Access

# Regulatory Reform Order

- DFG review in 2017

Dedicated OTs for DFG work

Use of RRO to remove means testing for low value work –<£5K

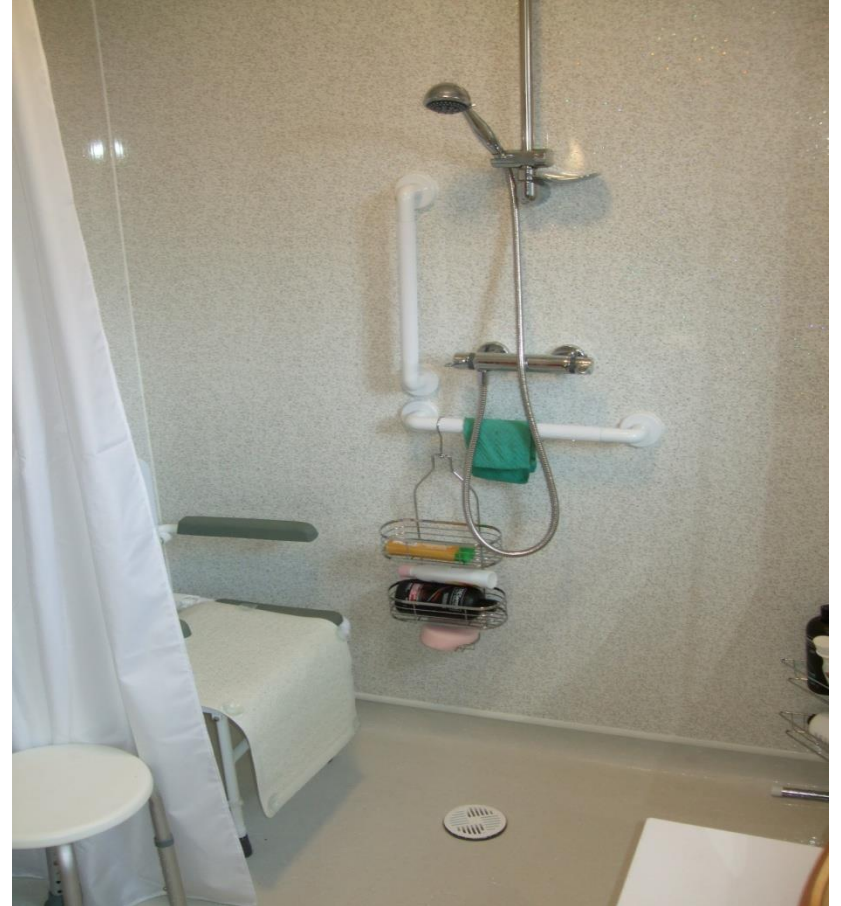
- Impact increase in the number of customers supported

2016/18 -160 grants completed

2017/18 -222 grants completed

2018/19-274 grants completed

# Over 50% of DFGs fund



# What next ?

- National Report on DFGs

Nationally Advocating	Locally
Strategic joined up	Unitary Authority – under Health, Housing And Adult Social Care
Changes to the Means Testing	Already introduce a non- means test for low value work
Consumer Technology	Considering how we can use this in older people’s accommodation but there is scope for more work
Five year funding plan /change to how it could be allocated	More focus on Prevention??
Measuring outcomes	Use of Social Value Engine to demonstrate wider benefits

# What next ?

- Changes to our Private Sector Assistance policy – review the last two years, identifying key gaps and blockages
- Children with complex needs – how to support families better
  - Better links with Children Services
- Tradespersons- Procurement of contractors for Council adaptation programme, lack of contractors for DFG programme
  - Adaptations made more attractive / use of technology ??

# Low Cost-Prevention Services

- Minor Adaptations
- Falls Prevention Service
- Handyperson Service



*Simple, low-cost, interventions within the home that encourage independence and reduce pressures on health and social care services*



# Minor Adaptation Service

- 75% of referrals from NHS services to enable hospital discharge
- Normally grab rails/banister rails and half steps

2016/17 -1436 referrals received and completed

2017/18 -1536 referrals received and completed

2018/19 -1561 referrals received and completed

# Falls Prevention Service



**Free** home safety visits to residents who want practical help and advice to reduce the risk of falls in their ho

- Early intervention
- Residents of participating wards or referred by a partner agencies
- Assessment by Falls Prevention Practitioners
- Work 'there and then' where possible
- Stress and balance/exercise advice
- Medication assessments
- No charge for works carried out



# Handypersons Service



## Purpose of the service

*To enable people to live independently and safely, by helping with simple repairs and tasks within their own home*

## Eligibility

- CYC resident
- Over 60 or disabled



# What the handyperson can do?



The type of work is limited to small jobs around the house which would take no more than half a day to carry out, but no job is too small.

Typical tasks the service can carry out include:

- fitting shelves
- fitting/resetting key safes
- installing smoke detectors
- hanging pictures
- putting up or taking down curtains or curtain rails
- securing loose carpets
- simple security measures (door and window locks)

## Handyperson service costs

- Free labour for customers in receipt of income based benefits
- **£22.50ph** (inc VAT) labour charge for all other customers
- Minimum half hour labour charge applies
- All customers pay for the cost of materials over £10.

# Other Sources of Support

- Good Gym is a community of runners who combine getting fit with supporting older people and community projects.
  - changing light bulbs
  - moving heavy items of furniture
  - assembling flat-pack furniture
- The [Blueberry Academy](#) garden care Team – a free service for low income households who require assistance with gardening but are unable to carry out works themselves

# What next?

Review the services the aim is to provide one holistic service working across tenures which compliments services provided by the voluntary sector.

# Home Appreciation Loans (for owner occupiers)

To qualify for assistance an applicant must:-

- be aged 18 or over
- be a home owner **and**
- be either 60 or over, disabled, or have a child under 16 living with them **and**
- be on a means tested benefit



# Home Appreciation Loans (for owner occupiers)

- Equity release/mortgage
- Schedule of works and 2 quotes
- Maximum loan £30k (up to £50k in special circumstances)
- Secured as a legal charge on the property
- Repayment upon sale or transfer
- Administered by Sheffield City Council 'Homes and Loans Service'

# What **types of work** are covered?

Works required to meet the health and safety and decency standards, e.g:

- Rewiring
- Roof repairs
- Flooring
- Replacement windows and doors
- Energy efficiency works (including boilers, radiators and insulation)
- Replacement kitchens and bathrooms
- Damp treatment
- **Not decoration**

# Case Study 1



## Details:

- Single male
- No heating

## Actions:

- Notice served to address pigeon issue followed by works in default
- Survey undertaken
- Home Appreciation Loan (HAL)

## Outcome:

- Approval of loan application
- Completion of works by private contractor



# Case Study 2



## Details:

- Disabled lady in her 60's
- No heating or hot water for 10 years
- Joint visit (Housing and Social Care Worker)

## Actions:

- Advice given on housing options
- Auction recommended
- Auction valuation obtained
- Sharon Homan (Specialist Housing Advisor) involved

## Outcome:

- Housing Panel agreed entry on to housing register
- Accepted offer of a flat at Marjorie Waite Court
- Property to be sold at auction Feb 2019

# Case Study 3



## Details:

- Referral from Social Care Manager
- Single man in his 70's
- No heating or hot water for 10 years

## Actions:

- Home visit/survey undertaken
- Suggested auction and rehousing as an alternative to a loan

## Outcome:

- Homeowner met with auctioneers within 2 days
- Property to be sold at auction Feb 2019
- Attended viewings for a suitable flat