Housing Standards and Adaptations Service
Healthier Homes – A Preventative Approach

Service Manager: Ruth Abbott
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
- Handyperson Service
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

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

- 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