



**REPORT TO: ECONOMIC GROWTH, HOUSING AND ENVIRONMENTAL
SUSTAINABILITY COMMITTEE 24 AUGUST 2021**

**SUBJECT: INFORMATION REPORT: DEVELOPMENT FOR PROVISION OF
HOME ADAPTATIONS**

**BY: CHIEF OFFICER (HEALTH AND SOCIAL CARE PARTNERSHIP
(MIJB))**

1. REASON FOR REPORT

1.1 To inform the Committee:

- of the development opportunities in relation to improved provision of wash dry toilets for the Moray population;
- of the recommendations within the Policy and Protocol for Major adaptations in relation to the above;
- that a further report to the Integration Joint Board to consider the implications of the existing Contributions Policy, will be completed based on the outcome of the above.

1.2 This report is submitted to the Economic Growth, Housing and Environmental Sustainability Committee following a decision of Moray Council on 17 June 2020 to agree a simplified Committee structure as a result of the COVID-19 pandemic. In the case of this Committee, the combining of the delegated responsibilities of Economic Development and Infrastructure, Community Services (Housing and Property) and Finance (paragraph 9 of the Minute refers).

2. BACKGROUND

2.1 Wash/dry toilets have been historically provided through the Occupational Therapy Equipment budget and the market, until recently had been dominated by one provider, supplying a unit that requires to be hard wired into an individual's home. The experience of our service users is that it is a lengthy process and whilst this meets their assessed outcome, it would be beneficial for there to be alternatives to meeting this need quicker and with less disruption to them and their home. The alternatives also allow for the Integration Joint Board to ensure best value is considered, further set out in the financial implications of this report, delivering a more cost effective solution to meet an assessed need of the individual.

- 2.2 The policy and protocol for the Provision of Adaptations provides a framework for the provision of adaptations in line with Scottish Governments Good Practice Guide for the Provision of Major Adaptations 2011. It sets out how Housing and the Occupational Therapy service work together to provide adaptations. The adaptations to modify an environment of a disabled person is to enable or restore independent living, privacy, confidence and dignity for the individual and their families. Adaptations are categorised as either minor (under £1000) or major depending on the scope of works required. The current policy for Major Adaptations sets out what these are.
- 2.3 The Policy and Protocol for the Provision of Adaptations was written 4 years ago and required updating. The update is in relation to the addition of the provision of hard wired wash dry toilets. The main driver for the update was to reflect the range of wash dry toilet adaptations available on the commercial market that was previously dominated by a singular provider. The updated Policy and Protocol is included within Appendix 1.
- 2.4 The changes reflect a cost effective and practical way to provide wash dry toilet adaptations.
- 2.5 The fixed wash dry toilet is installed as a major adaptation under the definition of a major adaptation “work that involves structural or other permanent changes to a house, but excluding work to extend a structure to create additional living accommodation, or work to create living accommodation in a separate building from the current living accommodation”. Major adaptations to a person’s home enables greater independence, privacy and dignity but is attributed with more disturbance and a longer process therefore delays this outcome being reached as quickly.
- 2.6 The provision of the bidet style equipment can be installed quicker, can be decontaminated/recycled and with less disruption to service user enabling a greater degree of independence, privacy and dignity. The cost is attributed to the Occupational Therapy Equipment budget for these units and has no cost implications to service users. The bidet style unit will meet the majority of service user’s needs and thus in turn ensuring best value is delivered.
- 2.7 There are currently 106 clos-o-mats installed in Moray and these are subject to the Health & Social Care Moray (H&SCM) contributions policy. The current contract expires 28 September 2021. The cost to the Occupational Therapy service is £11,130 to service these units per annum and £10,894 to repair per annum (based on 20/21) totalling a cost of £22,024. Recovery through the contributions policy is £11,465 per annum. No further hard wired units will be installed under this current process. Future installations would be subject to the Grant funding process.
- 2.8 It is recommended that the Economic Growth Housing and Environmental Sustainability Committee note the updated policy and guideline for the provision of fixed wash dry toilets as major adaptations in council, housing association and private properties.

3 SUMMARY OF IMPLICATIONS

(a) Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))

The report is in line with Priority 1 'Our People' within the Corporate Plan To optimise outcomes for adults and older people by enhancing choice and control in the context of a home first approach, supporting the partnership delivered in line with the Moray Integration Joint Board (IJB) strategic plan.

To improve health and well-being of people in Moray.

(b) Policy and Legal

This policy complies with current legislation and promotes good practice. Legislation governing the administration of Home Improvements Services is contained in part XIII of the housing (Scotland) Act 1987 and as amended by Part of the Housing (Scotland) Act 2006.

(c) Financial implications

In the period of April 2019 and March 2020, 22 clos-o-mat units were installed. Based on the average price this totalled £87, 472 which is currently funded from the Occupational Therapy Equipment budget. The average price of the unit of £3976, is provided for this report as there is a vast range of additional options that can be provided as part of the clos-o-mat, which are assessed to meet each individual's specific need for a wash dry toilet. The main unit however remains a hard wired structural change to a persons living environment. Installing a similar number of units of the alternative bidet style would total £22,000, an efficiency saving of £65,472 within the Equipment budget.

The cost of removing a clos-o-mat averages between £450 - £650 depending on the complexity of the removal as a structural fixture and a standard toilet has to be put in its place. The bidet style costs £50 to remove and leaves the existing toilet in situ therefore negating the costs of installing a standard toilet.

In the period of April 2019 and March 2020 6 units were installed under the current major adaptation grant process to owner occupiers as an average unit price of £3314. This would have been done in conjunction with service users also requiring other major adaptations and progressed under the major adaptation process. Service users receive at least 80% of grant funding towards to total cost of adaptations with this rising to 100% where they meet eligibility for this level of funding. Based on the unit cost of £3314 the maximum service user contribution would be £660 (80%) under grant funded scheme.

(d) Risk Implications

This policy does not introduce any further financial risks only clarifies already established financial duties

(e) Staffing Implications

There are no staffing implications arising from this report

(f) Property

There are no property implications arising from this report

(g) Equalities/Socio Economic Impact

An equalities impact assessment is not required in relation to the updating of a small section of the existing policy

(h) Consultations

Proposal agreed at the Major Adaptation Governance Board.

Members include:

Head of Community Care, Education & Social Care, Locality Manager, Principal Accountant, Interim Head of Housing, Acting Head of Housing and Property Services, Home Improvement Service Manager

Proposal agreed at the Commissioning Managers Board

Members include:

Head of Service and Chief Social work Officer, Head of Service, Locality Manager, Accountancy Assistant, HSC Chief Financial Officer, Principal Accountant, Locality Manager, Locality Manager, Locality Manager, Provider Service Manager, Learning Disabilities Service Manager, Commissioning Service Manager, Senior Commissioning Officer, Mental Health Service Manager

4 CONCLUSION

4.1 The document being presented lays out the updated policy and guidelines for the provision of fixed wash dry toilets as major adaptations in council, private and housing association properties for people with disabilities in Moray.

4.2 The Committee is asked to note the change in the adaptation policy

Author of Report:

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Background Papers:

Policy for the Provision of Major Adaptation Version 3

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