

Disabled Facility Grants and Aids and Adaptations - Update

Social Care & Health Panel
29th January 2015



Walsall Council

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Council Responsibility

Statutory duty under Housing legislation to consider DFG applications against:

- Necessary
- Appropriate
- Reasonable and
- Practicable

Council approved criteria for need.

Also duty to consider DFG help as part of 'well being' under the Care Act.

DFG funding now via the Better Care Fund.



Simple streamlined process

OT assess  Referral made to housing



We send bespoke application forms out



Owners consent is always required.



RSL 'Block approval' exists for some works –
stair lifts etc



Following owners consent application is
progressed



Owners consent

The council cannot approve a DFG where an owner doesn't consent to the works

RSLs tend to have their own policies about what they will and won't consent to.

Other options also provided to residents including transfers to adapted properties including new build or properties that can be more easily adapted



Key issues - Demand

Increased demand:

Average 28 a month in 2008 increased to 35 a month in 2014 (25% more).

New / expanding sources:

Demographic changes

Societal changes

Local health indicators

Helping people stay in their homes

Supporting increased independence



Key issues – Demand – Population

More dependent people

Key age group for DFG demand is those 60+

Year	Aged 60 and over	% increase on 2015
2015	34,000	NA
2017	35,000	3%
2019	36,000	6%
2021	37,000	9%
2023	38,000	12%
2024	39,000	15%

From ONS:

2012 population projections – figures rounded to whole thousands



Key issues - Demand – Poor Health

The Census results confirm that overall health is poorer in Walsall than in England and Wales. 7.3% experiencing bad or very bad health (5.6% nationally).

One in twenty (5.2%) of Walsall adults are economically inactive because they are long-term sick or disabled (compared to 4.2% nationally).

2011 Census



Key issues - Demand – Poor Health

Obesity increases the risk of disability through illness such as;

- Heart disease
- Type 2 diabetes
- High blood pressure and
- Osteoarthritis

Walsall has childhood and adult obesity rates above the national average

National Audit Office – Tackling Obesity in England 2001.



What we and our partners have done

Streamlined the processes

Cut capital costs of schemes

Follow national best practice

Secured partners support – Housing Associations etc. ‘block’ consents

Housing Associations seek to fund minor works

Provided additional adapted new-build and ‘block’ adaptations to existing homes with RPs.



What we and our partners have done

Proactive promotion of the re-use of existing adapted homes by all Registered Providers

All the remaining customers of Be-housed are being contacted by their relevant RP to discuss their needs.

All RP's now seek to match their own tenants with adaptation needs with existing adapted properties in their available stock or the stock of other RPs.



More residents helped

Approvals	Total	Completed	Total
2008	235	2008	219
2009	221	2009	244
2010	290	2010	235
2011	289	2011	317
2012	351	2012	297
2013	522	2013	372
2014	456	2014	453
Imp on 2008	94%	Imp on 2008	107%



Faster Delivery – Less waiting

Time from Referral to Approval (in weeks)

	2008	2009	2010	2011	2012	2013	2014
Total	92	79	34	27	9	8	11

	April 2008	April 2010	April 2012	Jan 2015
Number waiting	861	542	180	103
% Improvement	NA	37%	79%	88%

Residents helped sooner to stay healthy, safe and well



Customer Service – Investment and Prudent delivery

£23M+ spent / provided for DFG since Apr 09
Over £4M allocated in 2014/15 for DFGs.

Regional Lift procurement (Oct 12 onwards)
Multi Million £ procurement – saving up to 39%

New DFG Building works Framework
Over 40% saving on costs started in April 2013

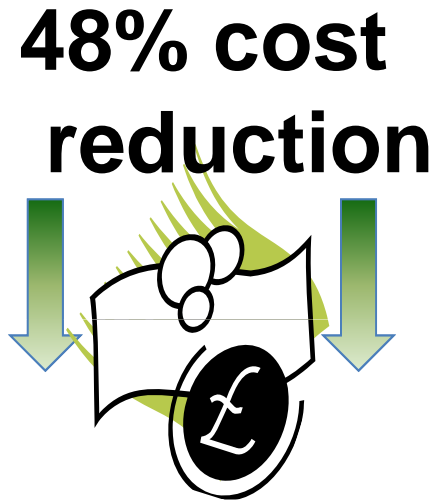
Smaller Team delivering significantly more
In 2008 15.5 FTE now 6.5 FTE (58% reduction)



More for less and recycling of funds

Average DFG Cost significantly reduced

2008	£11,576
2009	£12,470
2010	£10,797
2011	£9,229
2012	£6,572
2013	£5,365
2014	£6,049



Land charges help recycling of funds
£1,597,127 land charged since April 2010

