



COFNOD O BENDERFYNIAD WEDI'I DDIRPRWYO GAN SWYDDOG
RECORD OF DELEGATED OFFICER DECISION

Penderfyniad Allweddol | Key Decision ✓

PWNC | SUBJECT:

TRIVALLIS HOUSING ADAPTATION PROPOSALS TO ENSURE FULL BUDGET SPEND FOR 2020/21 FINANCIAL YEAR IN RESPONSE TO THE IMPACT OF COVID-19

DIBEN YR ADRODDIAD | PURPOSE OF THE REPORT:

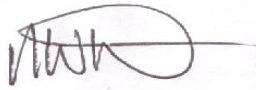
In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Group Director, Prosperity, Development and Frontline Services.

This report provides details on the proposals received from Trivallis to utilise their 2020/21 adaptations predicted budget underspend, built up due to Covid-19 restrictions, in a more flexible and innovative way which will ensure the delivery of much needed adapted properties for our communities.

PENDERFYNIAD WEDI'I DDIRPRWYO | DELEGATED DECISION:

It is agreed that:

The Council approves Trivallis' request to utilise the remaining 2020/2021 housing adaptations predicted budget underspend of £561,668 in a more flexible and innovative way to ensure the delivery of much needed adapted properties for our communities.

	Nigel Wheeler	10 th September 2020
Llofnod y Prif Swyddog Chief Officer Signature	Enw (priflythrennau) Name (Print Name)	Dyddiad Date

Mae'r penderfyniad yn cael ei wneud yn unol ag Adran 15 o Ddeddf Llywodraeth Leol 2000 (Swyddogaethau'r Corff Gweithredol) ac yn y cylch gorchwyl sy wedi'i nodi yn Adran 5 o Ran 3 o Gyfansoddiad y Cyngor.

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution.

YMGYNGHORI | CONSULTATION



4th September 2020

LLOFNOD YR AELOD YMGYNGHOROL O'R CABINET
CONSULTEE CABINET MEMBER SIGNATURE

DYDDIAD | DATE



4th September 2020

LLOFNOD SWYDDOG YMGYNGHOROL
CONSULTEE OFFICER SIGNATURE

DYDDIAD | DATE

RHEOLAU'R WEITHDREFN GALW-I-MEWN | CALL IN PROCEDURE RULES.

A YW'R PENDERFYNIAD YN UN BRYD A HEB FOD YN DESTUN PROSES GALW-I-MEWN GAN Y PWYLLGOR TROSOLWG A CHRAFFU?:

IS THE DECISION DEEMED URGENT AND NOT SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:

YDY | YES x NAC YDY | NO ✓

Rheswm dros fod yn fater brys | Reason for Urgency:

Os yw'n cael ei ystyried yn fater brys - llofnod y Llywydd, y Dirprwy Lywydd neu Bennaeth y Gwasanaeth Cyflogedig yn cadarnhau cytundeb fod y penderfyniad arfaethedig yn rhesymol yn yr holl amgylchiadau iddo gael ei drin fel mater brys, yn unol â rheol gweithdrefn trosolwg a chraffu 17.2:

If deemed urgent - signature of Presiding Member or Deputy Presiding Member or Head of Paid Service confirming agreement that the proposed decision is reasonable in all the circumstances for it being treated as a matter of urgency, in accordance with the overview and scrutiny procedure rule 17.2:

.....
(Llywydd / Presiding Member)
(Dyddiad / Date)

DS - Os yw hwn yn benderfyniad sy'n cael ei ail-ystyried yna does dim modd galw'r penderfyniad i mewn a bydd y penderfyniad yn dod i rym o'r dyddiad mae'r penderfyniad wedi'i lofnodi.

NB - If this is a reconsidered decision then the decision Cannot be Called In and the decision will take effect from the date the decision is signed.

AT DDEFNYDD Y SWYDDFA YN UNIG | FOR OFFICE USE ONLY

DYDDIADAU CYHOEDDI A GWEITHREDU | PUBLICATION & IMPLEMENTATION DATES

CYHOEDDI | PUBLICATION

Cyhoeddi ar Wefan y Cyngor | Publication on the Council's Website:- ____14-09-20____

DYDDIAD | DATE

GWEITHREDU'R PENDERFYNIAD | IMPLEMENTATION OF THE DECISION

Nodwch: Fydd y penderfyniad hwn ddim yn dod i rym nac yn cael ei weithredu'n llawn nes cyn pen 3 diwrnod gwaith ar ôl ei gyhoeddi. Nod hyn yw ei alluogi i gael ei "Alw i Mewn" yn unol â Rheol 17.1, Rheolau Gweithdrefn Trosolwg a Chraffu.

Note: This decision will not come into force and may not be implemented until the expiry of 3 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

Yn amodol ar y drefn "Galw i Mewn", caiff y penderfyniad ei roi ar waith ar / Subject to Call In the implementation date will be

18-09-20

DYDDIAD / DATE

WEDI'I GYMERADWYO I'W GYHOEDDI: ✓ | APPROVED FOR PUBLICATION :✓

Rhagor o wybodaeth | Further Information:

Cyfadrn Directorate:	Prosperity and Development
Enw'r Person Cyswllt Contact Name:	Derek James
Swydd Designation:	Service Director of Prosperity and Development
Rhif Ffôn Telephone Number:	01443 281115



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

**A REPORT TO ACCOMPANY A DECISION OF THE GROUP DIRECTOR OF
PROSPERITY, DEVELOPMENT AND FRONTLINE SERVICES**

9 SEPTEMBER 2020

**TRIVALLIS HOUSING ADAPTATION PROPOSALS TO ENSURE FULL BUDGET
SPEND FOR 2020/21 FINANCIAL YEAR IN RESPONSE TO THE IMPACT OF COVID-
19**

AUTHOR: Derek James, Service Director - Prosperity and Development

1.0 PURPOSE OF THE REPORT

- 1.1 This report provides details on the proposals received from Trivallis to utilise their 2020/21 adaptations predicted budget underspend, built up due to Covid-19 restrictions, in a more flexible and innovative way to ensure the delivery of much needed adapted properties for our communities.

2.0 RECOMMENDATIONS

It is recommended that:

- 2.1 Trivallis' request to utilise the remaining 2020/2021 housing adaptations predicted budget underspend of £561,668, in a more flexible and innovative way, is approved to ensure the delivery of much needed adapted properties for our communities.

3.0 REASONS FOR RECOMMENDATIONS

- 3.1 The 2020/2021 housing adaptations budget for homes within Trivallis's housing stock is £1.4m. However, due to Covid-19 restrictions, Trivallis have had limited time and access to people's homes and therefore are unable to deliver their adaptations service as planned. This has resulted in Trivallis being unable to spend the full allocated budget by the end of the financial year. To date, Trivallis have spent £27,331 and on projected figures, will be able to deliver £838,331 of adaptation work by the end of this financial year (20/21).
- 3.2 In order for Trivallis to fully spend the adaptations budget, they are seeking approval from RCT to allow for flexibility in the utilisation of the remaining budget of £561,668 ensuring maximum impact for the community.

4.0 BACKGROUND

- 4.1 As part of the local authority stock transfer in December 2007, an agreement was made for RCT Homes (now Trivallis) to work in partnership with the local authority to undertake works of adaptations to the housing stock to help meet the changing needs of tenants' access and mobility requirements. It was agreed that the assessment work would be prioritised and driven by the Occupational Therapists within the Local Authorities Adult Services department. These teams would use their understanding of the client's physical capabilities and needs to design adaptations to the properties. It was agreed that an annual sum of **one million pounds plus yearly inflation** would be utilised in this manner.
- 4.2 The system has operated well over the last 13 years with the local authority carrying out assessments, prioritising clients' needs and referring to Trivallis to carry out these works.
- 4.3 The impact of the Covid-19 pandemic has resulted in a reduction of assessments by the Councils Community Occupational Therapists. The lockdown also prevented all non-emergency work in vulnerable people's homes, who were self-isolating, from progressing.
- 4.4 Due to Covid-19 it is forecasted that Trivallis will have a **42%** underspend in the adaptation budget for the financial year 2020/2021.
- 4.5 As a result, Trivallis have approached the Council for approval to use the forecasted underspend in the adaptation budget in a more flexible and innovative way which will still support the delivery of much needed adapted properties for our communities.
- 4.6 Under section 23.7 of the Housing Stock Transfer Agreement, it states that 'if in any future year the £1.4m is deemed to be in excess of the figure required, then the figure for that year may be reduced in consultation with the council', hence the reason for this report.

5.0 PROPOSAL

- 5.1 Trivallis have currently spent £27,331 of the adaptations budget, with a planned spend of £838,381 by the end of the financial year. This results in a projected underspend of **£561,668**.
- 5.2 Trivallis propose to spend the remaining budget in the following ways:
 - **Tender for additional contractors to complete additional shower rooms** - Two additional contractors would complete 42 shower rooms at a cost £189,000. Bathrooms are the area of highest demand for internal works, which will support people living independently. This work would be heavily reliant on Covid-19 risk assessments and safe systems of work.

- **Adapting current voids** - the cost would depend on the level of adaption required and the location. This work is time restricted and would need to start by the end September to ensure completion this financial year. This approach will increase ground floor adapted properties available to support increasing need. The focus would be on high demand areas and aligned to need. Considerations would be made to improving access to sheltered schemes by providing or improving identified ramped areas and automatic door entry to outside spaces for tenants with poor mobility.
- **To explore options to introduce fully adapted new homes across the stock** - this work would be led by demand and customer need. While this could have a considerable budget spend it would provide new adapted properties within the housing stock for particularly vulnerable people whose needs are not being met through current provision. This investment would also remain within the housing stock for future allocations.

5.3 The benefits to approving the above proposals would ensure a full spend of the 2020/2021 adaptations budget, whilst testing out new approaches to meeting the needs of our communities.

6.0 EQUALITY AND DIVERSITY IMPLICATIONS

6.1 An Equality Impact Assessment screening test has been completed and indicated that a full Equality Impact assessment was not required.

7.0 CONSULTATION

7.1 A consultation exercise is not required.

8.0 FINANCIAL IMPLICATIONS

8.1 There are no financial implications for the Council in relation to the proposals set out in this report.

9.0 LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

9.1 Under section 23.7 of the Housing Stock Transfer Agreement, it states that 'if in any future year the £1.4m is deemed to be in excess of the figure required, then the figure for that year may be reduced in consultation with the council', hence the reason for this report.

9.2 Discussions have also taken place with Legal Services and Finance to consider the legal implications and legislation and it is considered that the arrangements and terms and conditions of this funding can be administered under the council's lawful powers.

10. LINKS TO THE CORPORATE AND NATIONAL PRIORITIES AND THE WELL-BEING OF FUTURE GENERATIONS ACT

- 10.1 The adaptations budget will contribute to the delivery of all three of the Council's Corporate Plan priorities of economy, people and place. The Scheme will also assist the Council to contribute to three of the seven wellbeing goals that 'The Well Being of Future Generations (Wales) Act 2015' puts in place as follows:

1. A healthier Wales
2. A prosperous Wales
3. A Wales of cohesive communities

11. CONCLUSION

- 11.1 This report sets proposals which will allow Trivallis to utilise their 2020/21 adaptations budget underspend, built up due to Covid-19 restrictions, in a more flexible and innovative way.
- 11.2 Approving these proposals will ensure that the funding is fully spent this financial year and the delivery of much needed adapted properties for our communities.
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Contact Officer: Derek James Tel: (01443) 281115