

Item No. 6.	Classification: Open	Date: 3 December 2019	Meeting Name: Planning Committee
Report title:		To release £898,959.07 from Section 106 agreements to increase Accessible Housing across the borough	
Ward (s) or groups effected		All	
From:		Private Sector Housing & Adaptations Manager	

RECOMMENDATION

1. That the Planning Committee approve the release of £898,959.07 from the following Section 106 agreements to increase the accessible housing provision across the borough:

Permission Ref	Account No	Address	Amount
16/AP/5235	827	1 Varcoe Road	71,675.73
15/AP/1062	802	Manor Place Depot	431,558.79
15/AP/2864	810	91-93 Queens Road, Peckham	20,000.00
16/AP/1650	008	Tavern Quay Business Centre, Rope Street	60,000.00
13/AP/3059	720	6-14 Melior Street, Our Lady Of La Salle	120,000.00
13/AP/3815	729	Octavia House, 235-241 Union Street	90,000.00
14/AP/2948	754	240 and 252 Camberwell Road	80,724.55
13/AP/1123	684	Land South of Evans Granary, 38 Stoney Street	25,000.00
TOTAL			£898,959.07

BACKGROUND INFORMATION

2. The Housing Adaptations Team (HAT) manage the installation of major adaptations to enable vulnerable, older, and disabled Southwark residents to continue living independently at home and increase the number of accessible homes across the borough.
3. The range of works includes wet rooms/level access showers, stair lifts, through floor lifts, ramps, door widening, improving external access to a property, installing accessible kitchens for wheel chair users, improving lighting for people with sight impairments, grab/hand rails, hoists and more. Residents requiring adaptations are assessed by an Occupational Therapist (OT). Following the assessment, the OT will send through their recommendations setting out the requirements for the necessary adaptations.
4. The demand for adaptations to meet the needs of people with mobility/disabilities and increase the accessible housing provision across the borough is substantial and outstrips the available resources. For 2019-20 the adaptations budget of £1.6m is already committed with agreed work programmes. Currently, the HAT team has a waiting list of 120 cases where people are waiting for urgent

adaptations. The S106 funding will help to address the HAT waiting list and carry out urgent adaptations whilst increasing the number of accessible homes.

5. The £898,959.07 of S106 money will be used to fund a number of adaptation programmes. The initial programme of 54 schemes (all supported with OT recommendations) to the homes of Southwark residents will be completed by December 2019. 24 of the schemes will be managed by our in-house Building Surveyors. However, due to capacity of work within the Building Surveyors team, 30 schemes will be managed by our external specialist Building Surveying partners Frankham's. All works go through a procurement exercise in line with the council's standing orders. Further cases have already been identified from the waiting list and will form part of a series of follow up adaptation programmes, which will spend the full allocation.

KEY ISSUES FOR CONSIDERATION

6. The Council secures wheelchair accessible housing contributions in exceptional circumstances. This is where the development proposals demonstrate that it is not viable or feasible to meet the wheelchair accessible unit policy requirement (10% of new units) and on-site disabled car-park spaces. The S106 SPD provides for a wheelchair accessible housing offset fund which is to contribute towards the adaptation of other homes in the borough to meet the needs of people with a range of disabilities.
7. The Section 106 money will help to reduce the HAT waiting list where vulnerable residents have had to wait for urgent and necessary adaptations and improve their quality of lives.
8. The Section 106 money will increase the number of accessible homes across the borough, which are available to those who are often the most vulnerable people in society.
9. The work of the HAT team has a wider impact on other key services such as Health and Social Care. The work of the HAT team supports Hospital discharge and falls prevention, reducing the risk of falls and early admission to hospital.

Policy implications

10. The following Acts/legislation provides a legal duty on local authorities in the provision of welfare services which includes adaptations to the homes of vulnerable residents. These are:
 - Chronically Sick and Disabled Persons Act 1970
 - Housing Act 1985
 - Disability Discrimination Act 1995
 - NHS & Community Care Act 1990
 - Children's Act 1989 & 2000
 - Housing Health and Safety Rating Act
11. The housing strategy vision which includes becoming "more than a landlord" under principle 4 states "we will help vulnerable individuals and families to meet their housing needs and live as independently as possible."
12. The service helps to deliver on the council's Fairer Future Commitments theme of "A place to call home".

Community impact statement

13. The increased provision of accessible homes across the borough helps to support those who are most vulnerable to continue living independent and safely at home.
14. The work of the HAT team supports other key front line services across health, housing and social care. The service also works closely with other key/local organisations such as Age UK, Careers/support organisations.
15. The Section 106 money will help to reduce waiting times and enable urgent adaptations to be installed which will improve the quality of lives of the vulnerable resident and their family members/carers.
16. Wider impact and cost benefit of adaptations to Health and Social Care. A number of significant research programmes have confirmed the cost benefit and savings to health and social care following the intervention of adaptations to the homes of disabled and vulnerable people. Key savings include:
 - Home adaptations can help prevent or defer entry into Residential Care for older people. One year's delay can save £26,000 per person.
 - An estimated cost of poor housing to the NHS is £1.4 billion per year or which 31% is attributed to falls. The advice, information and adaptations delivered through the service reduce the risk of falls on a daily basis.
 - The average cost to the state of a fractured hip through falling is £28,665. This is 4.7 times the average cost of a major housing adaptation and 100 times the cost of fitting hand and grabs rails to prevent falls.

RESOURCE IMPLICATIONS

17. This Section 106 funding will cover all costs for the designated schemes which include any professional fees charged by Frankhams, the external consultants.
18. Once the report is approved, the Section 106 sums will be added to the Adaptations capital budget, code H-7610-1405.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Finance and Governance CAP 19/017

19. This report seeks approval from the planning committee to release the sum of £898,959.07 from the agreements listed at paragraph 1, towards the delivery of urgent adaptation schemes, details at paragraphs 2.2 to 2.4.
20. The director of planning confirms the section 106 receipts associated with the agreements listed in this report have not been allocated to other projects, and the proposed allocation accords with the terms of the agreements.
21. The strategic director of finance and governance notes the resource implications at paragraphs 6.1 and 6.2, confirms that the council has received the related section 106 funds, and they are available for the purposes outlined in this report.
22. Staffing and any other costs associated with this recommendation are to be contained within existing departmental budgets.

Director of Law and Democracy

23. This report seeks the release of an amount of £898,959.07 from the 8 (eight) planning obligations agreements (“section 106 Agreements”) listed at paragraph 1.1. The intention is to allow the Council to undertake various adaptations as outlined at paragraph 2.2 in order to make improvements to the homes of assessed residents who might otherwise struggle to continue to live independently.
24. As members have been previously advised, it is essential that monies held in accordance with section 106 Agreements are expended in accordance with both the terms of the specific agreement and also Regulation 122 of the Community Infrastructure Regulations. Each section 106 Agreement mentioned has been reviewed and it is considered that the proposed expenditure is in accordance with its terms and also the relevant Regulation mentioned above and is otherwise reasonable in all other respects.
25. Paragraph 5 of the report assesses the overall benefits of the scheme which should reassure Members that they will safely comply with the Public Sector Equality Duty if they decide to reach this decision
26. The decision to consider and approve the expenditure of section 106 monies is a matter reserved to the Planning committee in accordance with the Council Constitution.

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Martha Dankwa 020 7525 3734

APPENDICIES

Appendix	Description
Appendix 1	Adaptation case studies

AUDIT TRAIL

Lead Officer	Keith Kiernan, Specialist Services Manager	
Report Author	Mike Scarlett Private Sector Housing & Adaptations Manager	
Version	Final	
Dated	21 November 2019	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Date final report sent to constitutional team		21 November 2019

ADAPTATION CASE STUDIES

Ms. E

Ms E (36) has Devics disease; a neurological condition which leads to loss of eyesight and eventual paralysis. Ms E had been in the National Neurological in hospital for over a year and could not be discharged until her flat was adapted to enable her to be cared for. Following the Occupational Therapist's assessment, the following adaptations were installed: a level access shower and automated door openers fitted.

MS E returned home from hospital for the first time in over a year.

Mrs M

Mrs M (86) very frail with a heart condition, COPD*, arthritis and lives alone. Adaptations to the value of **£15,760.98** which included a Closomat (assisted personal cleaning) toilet and a level access shower. Following the work, Mrs M telephoned to say her confidence and dignity have been restored.

In addition to her quality of life being improved and bathing more accessible, she has reduced her care package from 2x carers, six days a week to three days a week.

MRS F

Mrs F is 78 and a wheelchair user. She is now really struggling to cook and the kitchen is no longer accessible, bathing is a problem and accessing her home is very difficult. Without adaptations to her home, Mrs F would no longer be able to maintain her independence and continue living there. Mrs F received an Occupational Therapy assessment with the following works agreed: internal & external ramps, door widening, automated door openers, level access shower. The Housing Adaptations Team managed the building work from start to finish ensuring the works were completed to the specification and Mrs F's needs were considered throughout the whole process from start to finish. The property is now fully wheelchair accessible for Mrs F to ensure she can continue to live independently. The property will also provide additional housing for a wheel chair user in the future.

Mr & Mrs F

Mr F (82) has chronic and unstable diabetes resulting in his suffering falls and blackouts. Mrs F (80) is also unwell but is Mr F's main carer, also caring for their disabled adult son. They are private tenants living in the same flat for 50 years. They were referred to the HIA by their son-in-law. We applied for a Disabled Facilities Grant, sought permission from the Landlord and supervised all work on site. Mr F now has handrails to help him from his front door to the gate, a level access shower and central heating, which provides a more stable temperature than the gas fires that previously heated the property. The HIA Counsellor applied for Council Tax Benefit, Housing Benefit and Attendance Allowance for Mr F. This has resulted in an increase in income of £154.50 per week.

Without this intervention it is certain that all three of the residents would have had to go into care.

* COPD is Chronic Obstructive Pulmonary Disease: an umbrella term used to describe progressive lung diseases including emphysema, chronic bronchitis, and refractory (non-reversible) asthma. This disease is characterized by increasing breathlessness.