

PERTH AND KINROSS COUNCIL

Housing & Health Committee

11 March 2015

Housing and Community Care Annual Scheme of Charges

Report by Executive Director (Housing and Community Care)

PURPOSE OF REPORT

This report provides details of the different charging regimes in place within Housing and Community Care Services. The summary of charges at Appendix 1 summarises the charges in place within these regimes. Approval is sought for charges in 2015/2016 not previously approved through either Council or Housing and Health Committees.

1. BACKGROUND / MAIN ISSUES

1.1 Perth and Kinross Council Housing and Community Care Services directly provide, and externally commission, a range of accommodation and related services. In addition, the Service directly provides, and externally commissions, a wide range of care and support services to enable individuals who need services, to remain in their home or in a homely setting, living as independently as possible.

1.2 All types of care and support, apart from sheltered housing support, are available to potential service users in any tenure.

1.3 The charging arrangements are based on a combination of legislative responsibilities, national COSLA policy guidance, and local guidance. The summary of charges at Appendix 1 provides details of all housing and community care charges for 2015/16.

1.4 All income generated by charges contributes to service budgets and ensures the continued development and delivery of high quality services.

1.5 Accommodation and related charges

1.5.1 The 2015/16 accommodation related charges were approved by the Housing and Health Committee on 28 January 2015 (Report No. 15/50 refers) and a copy of this can be found at <http://www.pkc.gov.uk/CHttpHandler.ashx?id=29155&p=0>

1.6 Care and Support Services

Non-Residential Care & Support

1.6.1 The way non-residential care and support services are provided to people changed following the introduction of the Self-directed Support (Scotland) Act 2013. In preparation for the implementation of this legislation in April 2014, the Housing & Health Committee approved a Contributions Policy on

13 March 2013 (Report 13/113 refers). A copy of this can be found at <http://www.pkc.gov.uk/CHttpHandler.ashx?id=18634&p=0>. This policy is more flexible in that the person is asked to contribute towards their whole care package as opposed to being charged a set rate for specific services. The policy allows for more creative solutions such as attendance at a local keep fit class as an alternative to day care. The Contributions Policy was implemented on 1 February 2014 for Learning Disability, Older People and Physical Disability clients.

- 1.6.2 Older People who were in receipt of services at that time are subject to transitional protection and will continue to be charged under the previous Charging Statement until such time as their care package is reviewed and changed.
- 1.6.3 Detailed COSLA guidance on charging for non-residential care services can be found at the COSLA website at <http://www.cosla.gov.uk/about/how-we-work/health-and-social-care/charging/care-home>
- 1.6.4 A copy of Perth and Kinross Council's interpretation of the national guidance regarding non-residential care can be found at <http://www.pkc.gov.uk/CHttpHandler.ashx?id=29594&p=0>
- 1.6.5 All care and support service contributions are means-tested with the exception of the delivery and installation of occupational therapy equipment. There are flat rate charges towards these services which are detailed in the summary of charges at Appendix 1.

Residential and/or Nursing Care

- 1.6.6 Care homes may be independently run or Council managed and may provide residential care, nursing care, or both. For example some establishments may have a dual residential and nursing care registration allowing them to provide both services. Residential care is necessarily included in nursing care.
- 1.6.7 There are three local authority homes run by Perth and Kinross Council: Beechgrove House in Perth City, Dalweem in Aberfeldy, and Parkdale in Auchterarder. The weekly charge levied for these three homes is based on all the running costs of the residential homes including overheads and capital charges and taking account of anticipated occupancy levels.
- 1.6.8 For private and voluntary care homes, Perth and Kinross Council adopt the agreed National Care Home Contract rates and will only agree to a higher rate for specialised homes such as those for Learning Disabilities and Mental Health clients.
- 1.6.9 In all cases, residents are liable to pay a charge. Where they also receive nursing care they may be liable to pay for this as well, depending on their age and financial circumstances. Within the Community Care and Health (Scotland) Act 2002, people who are aged 65 years and over are entitled to free personal and nursing care subject to an assessment of their needs and a decision by the Council that they require such care.

- 1.6.10 Detailed Scottish Government guidance (which is followed by Perth and Kinross Council) on charging for residential care can be found at the Scottish Government website at <http://www.gov.scot/Topics/Health/Support-Social-Care/Financial-Help/Charging-Residential-Care>
- 1.6.11 A copy of Perth and Kinross Council's interpretation of the national guidance regarding residential and nursing care can be found at <http://www.pkc.gov.uk/CHttpHandler.ashx?id=29593&p=0>

1.7 Support and Advice Available

- 1.7.1 The Council has a dedicated Welfare Rights Team that offers free, confidential, and impartial advice on a range of issues including welfare benefits and Tax Credits, as well as representation at Appeal Tribunals, and court evictions for non-Council tenants. In addition, the team undertake benefit take-up campaigns in partnership with other Local Authority Welfare Rights Teams.
- 1.7.2 In relation to housing services, our Revenues and Benefits Teams offer advice and assistance to council house tenants, private sector tenants, and owner-occupiers in relation to housing benefit and council tax support. For council tenants, we offer support and assistance to help our customers pay their rent.
- 1.7.3 Where a person is in receipt of care and support services, their 'ability to pay' makes no difference to the value of their support package, which is calculated on the basis of their need for support. If a person feels that they will suffer undue financial hardship due to the level of contribution they are being asked to make towards their support package, they can ask the Council's Housing and Community Care Discretion Panel to consider reducing or waiving their contribution.

2. PROPOSALS

- 2.1 Scottish Courts set the rate for legal expenses and have advised an increase in the rate relating to lodging in court expenses for financial year 2015-2016.
- 2.2 The rates for independent residential and nursing care homes are agreed annually following negotiation between the Scottish Government, the Convention of Scottish Local Authorities (COSLA), and Scottish Care.
- 2.3 Perth and Kinross Council runs three residential homes for Older People. The rates charged for these are reviewed annually and are based on the budgeted running costs taking occupancy rates into account.
- 2.4 The cost of staff meals provided by Perth and Kinross Council at centres is reviewed annually. It is proposed to increase these by the UK Consumer Prices Index (CPI) inflation rate as at September 2014. This means an increase of 1.2%.

- 2.5 The price for the community frozen meals service is agreed annually following negotiation between Scotland Excel and Apetito. Once negotiations are completed it is proposed to adopt the agreed rates.

3. CONCLUSION AND RECOMMENDATIONS

- 3.1 There are three separate and distinct charging regimes in operation within Housing and Community Care. This report provides a summary of the charges in place and also seeks approval for charges for 2015-2016 which have not already been approved by either Council or Housing and Health Committees.

It is recommended that the Housing and Health Committee:

- 3.2 Notes the charges previously approved as per Appendix 1 Table A.
- 3.3 Approves the proposed charges detailed in section 2 of this report and summarised in Appendix 1 Table B.

Author

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Approved

Name	Designation	Date
John Walker	Executive Director (Housing and Community Care)	27 February 2015

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	None
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	None
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	None
Risk	None
Consultation	
Internal	Yes
External	None
Communication	
Communications Plan	None

1. Strategic Implications

Corporate Plan

1.1 The Council's Corporate Plan 2013-2018 lays out five outcome focussed strategic objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. They are as follows:

- (i) Giving every child the best start in life;
- (ii) Developing educated, responsible and informed citizens;
- (iii) Promoting a prosperous, inclusive and sustainable economy;
- (iv) Supporting people to lead independent, healthy and active lives; and
- (v) Creating a safe and sustainable place for future generations.

This report relates to (iii) and (iv).

2. Resource Implications

Financial

2.1 The impact of the changes to 2015/16 charges identified in this report have been incorporated into the Service's revenue budget following approval at Full Council on 12 February 2015 of the Council's Revenue Budget for 2015/16.

3. Assessments

Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

This section should reflect that the proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (i) Assessed as **relevant** and the following positive outcomes expected following implementation: The services that are the focus of this report will have a positive impact on people's wellbeing across a varied range of vulnerable client groups.

4. BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than containing confidential or exempt information) was relied on to any material extent in preparing the above report.

5. APPENDICES

Appendix 1 –Summary of Housing & Community Care Charges 2015-2016

Summary of Housing & Community Care Charges 2015-2016

Table A: Housing and Community Care Service Charges Already Approved (2015-2016)

Accommodation and Related Charges <i>As Approved by Housing and Health Committee 28 January 2015</i> <i>(Report No. 15/50 refers)</i>	
Mainstream Accommodation	
Mainstream Rent	Rent ranges from £37.33 - £117.20 per week
Temporary Homeless Accommodation	
Bed and Breakfast	Charge depends on establishment rate and family /room size.
Dispersed Tenancies	Rent ranges from £54.64 - £89.98 per week Service Charge - £121.80 per week
Private Sector Leasing	Rent £71.32 - £182.18 per week Service Charge £121.20 per week
Greyfriars Hostel	Rent - £167.17 per week Service Charge - £107.87 per week Heat and Light - £11.63 per week
RIO House	Rent - £223.26 per week Service Charge - £51.72 per week Heat and Light - £17.96 per week
St Catherine's Square	Rent £64.79 - £71.52 per week Service Charge £121.80 per week
Tayview House	Rent - £138.40 per week Service Charge - £136.60 per week Heat and Light - £20.76 per week
Sheltered Housing	
Sheltered (PKC)	Rent - £52.88 - £93.08 per week
Retirement Complexes	£198.24 per annum
Other Accommodation Services	
Rechargeable repairs	Cost varies depending on the extent of works
Inappropriate emergencies	£40 per call out
Planned maintenance	Cost varies depending on the extent of works
Stair lighting	£35.79 per year
Lock-up rent	£8.27 per week (Council Tenants) £9.92 per week (Non-Council Tenants)
Garage site	£2.00 per week
Heat, light and care-taking (Council Tenants)	Sheltered Housing - £429.60 - £580.80 per annum Market Milne and Lickley Court - £316.32 per annum (PKC tenants)
Multi-Tenure Blocks (Owner Occupiers)	Market Milne and Lickley Court - £606.36 - £606.92 per annum Charterhouse Court - £765.55 per annum Potterhill & Pomarium - £284.41 - £287.03 per annum

Legal expenses	Single Tenant - £328.00 Joint Tenant - £342.90 Eviction fees/costs - £200.00 - £300.00
Garden Maintenance	£59.52 per annum

Care and Support Services <i>As Approved by Housing and Health Committee 13 March 2013</i> <i>(Report No. 13/114 refers)</i>	
Non-Personal Care <i>(applies to transitionally protected clients)</i>	
Home Care	£11.47 per hour
Older People Day Care Services	£33.07 to £93.71 per week
Older People Day Opportunity Services	£16.54 to £60.64 per week
Community Alarm	£3.82 per week
Personal Care <i>(applies to transitionally protected clients)</i>	
Home Care (under 65 years)	£11.47 per hour
Sheltered Housing Support <i>(applies to transitionally protected clients)</i>	
Local Authority Sheltered Housing Support	£17.37 per week.
Independent Sector Sheltered Housing Support	£6.95 - £23.15 per week
Occupational Therapy Equipment Maintenance <i>(applies to transitionally protected clients)</i>	
Annual Maintenance Fee	£66.15 per annum per item
Occupational Therapy Equipment Delivery & Fitting	
Delivery Fee	£11.02 per order
Fitting of Equipment / Adaptations	£27.56 per item

For information on transitional protections, please see our Contributions Policy at <http://www.pkc.gov.uk/carecharges>

Table B: Housing and Community Care Service Charges Requiring Approval (2015-2016)

Accommodation and Related Charges	
Legal expenses	Lodging in Court - £73.00
Care & Repair Grants	Property Search and Legal Fees - £150.00
Care and Support Services	
Local Authority Residential Care	£747.59 per week
Independent Sector Residential Care	£505.46 per week (2014-2015)*
Independent Sector Nursing Care	£587.00 per week (2014-2015)*
Other	
Staff Meals – Breakfast	£1.48
Staff Meals – Lunch	£2.91
Staff Meals – Supper	£1.18
Staff Meals – Snack	£0.79
Community Frozen Meals Service	£2.88 per meal (2014-2015)**

* Negotiations on the 2015-2016 National Care Home Contract rates are underway between CoSLA and Scottish Care. Once the rates have been agreed they will be adopted by Perth and Kinross Council.

** Negotiations on the 2015-2016 contract price are underway between Apetito and Scotland Excel. Once the price has been agreed it will be adopted by Perth and Kinross Council.

