

## **STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

### **Cabinet Delegated Decision**

**23 December 2020**

<b>TITLE:</b>	<b>Proposal for use of Discretionary Disabled Facilities funding for a Community Project at the South Moorlands Leisure Centre, Cheadle</b>
<b>PORTFOLIO HOLDER:</b>	<b>Councillor Bowen - Portfolio Holder for Communities</b>
<b>CONTACT OFFICER:</b>	<b>Alicia Patterson – Head of Environmental Health</b>
<b>WARDS INVOLVED:</b>	<b>Cheadle South East Ward</b>

**Appendices Attached:** None

- 1. Reason for the Report:**
  - 1.1 To seek approval for the use of discretionary Disabled Facilities Grant (DFG) funding for a community project at the South Moorlands Leisure Centre, Allen Street, Cheadle.
  - 1.2 To determine the scope of the eligible works and the commensurate level of funding to be approved.
- 2. Recommendation**
  - 2.1 That the Portfolio Holder approves the use of DFG funding to the community project at South Moorlands Leisure Centre on the terms set out in the report.
- 3. Executive Summary**
  - 3.1 An application for discretionary funding has been received from Lex Leisure in connection with the South Moorlands Leisure Centre, Allen Street, Cheadle. The application is seeking funding for a community project to provide a Changing Places facility.
  - 3.2 The Leisure Centre is operated by Lex Leisure and provides essential services to the residents of the Staffordshire Moorlands and beyond. The proposed

Project is intended to open up the Centre to provide the widest possible access for the local disabled community, allowing full participation both as employees and attendees.

- 3.3 The proposal is to install a full Changing Places facility to allow disabled users to access and use the leisure facilities and to also allow visitors to the area to access a suitable facility whilst visiting. There is currently no public Changing Places facility within the Staffordshire Moorlands area. Further, although the Council is currently reviewing options for the future of the Leisure Centre, it is anticipated that any decision which may impact on the current use of the building will take some while to be implemented, such that the proposed investment in the building's facilities is considered to be appropriate to meet the priority to ensure full accessibility to all users of the facility.
- 3.4 Quotes for the works have been obtained, and approval is sought to provide funding towards this project.

#### 4. **How this report links to Corporate Priorities**

4.1 This report supports the Council's Corporate Priorities as follows:-

- To help create a safer and healthier environment for our communities to live and work.
- To help create a strong economy by supporting further regeneration of towns and villages:
  - (i) Opportunities for vulnerable, disabled local residents to obtain access to community facilities on an equitable basis and participate fully in local community events.
  - (ii) Assists in the improvement of community facilities across the District and aids the provision of adaptations to benefit not just individuals in their own homes, but from access to and involvement in a wider range of community premises and activities.

#### 5. **Implications**

5.1 Community Safety - (Crime and Disorder Act 1998)

None.

5.2 Workforce

None.

5.3 Equality and Diversity/Equality Impact Assessment

This report has been prepared in accordance with the Council's Diversity and Equality Policies.

Ensuring the services and facilities available in the future meet the

needs and expectations of all users.

#### 5.4 Financial Considerations

The agreement to use the Better Care Fund money for non-discretionary purposes is established, and so the funding can be provided as long as the Council can continue to meet its obligations to clients who have a mandatory right to DFG assistance. In the event that the Council does not achieve a reasonable level of spend against the budget, there is a risk that future Better Care Fund allocations will be reduced accordingly.

#### 5.5 Legal

The Council's Housing Renewal Policy determines the grounds on which funding can be made available, and the Policy includes provision for discretionary funding.

The Annual Disabled Facilities Capital Grant (DFG) Determination 2020-21 (31/5037) issued by the Minister for Local Government and Homelessness states that any money paid under this grant determination must only be used for the specific purpose of funding adaptations for disabled people who qualify for a Disabled Facilities Grant made under the Housing Grants, Construction and Regeneration Act 1996 (*mandatory DFG*) or under the Regulatory Reform (Housing Assistance) Order 2002 (*Housing Renewal or Assistance Policy*) or any other social care capital projects where otherwise agreed with the relevant authority (as covered in the report to SILIS Executive Steering Group referred to in this report)

#### 5.6 Climate Change

Provides long-term improvements to community facilities that ensure ongoing access for the wider community.

#### 5.7 Internal and External Consultation

Member consultation at Resources Overview and Scrutiny Panel 03/10/2018, and agreement at SILIS Strategic Partnership Board on 08/11/2018 in relation to the use of funding in the manner proposed.

#### 5.8 Risk Assessment

Risk associated with reduction in future DFG funding due to significant underspend of the Council's contribution from the Better Care Fund.

Mark Trillo

**Executive Director (People) and Monitoring Officer**

## 6. Background and Detail

- 6.1 Disabled Facilities Grants are a mandatory function of the Council and provide disabled residents in non-council homes who meet certain criteria with funding to undertake adaptations that will allow them to remain in their homes.
- 6.2 Under current arrangements the service provider for delivery of Disabled Facilities Grants in Staffordshire Moorlands is Millbrook Healthcare Ltd, who act as the Home Improvement Agency across Staffordshire on behalf of the District and Borough Councils.
- 6.3 Over the last 3 financial years, the level of funding provided to Staffordshire Moorlands District Council from the Better Care Fund at the County Council has increased dramatically, with some £1.2m being made available for use in the District year on year. This funding is effectively double the funding level that the authority would previously routinely receive, and as a result there is a significant surplus of funding once the mandatory DFG applicants have been provided for.
- 6.4 During a DFG Debate at the Resources Overview and Scrutiny Panel on 3<sup>rd</sup> October 2018, comments were sought on a proposal for the Head of Environmental Health to take a report to the Strategic Partnership Board that oversees the DFG Programme across Staffordshire to request that the surplus DFG Funding over and above the mandatory demand be used for discretionary cases as well – i.e. those cases that traditionally sit outside the mandatory criteria but nevertheless are deserving of assistance that if not provided, would undoubtedly lead to isolation at home and a lack of participation in community life. The Panel agreed to support the proposal.
- 6.5 A report was subsequently presented to the Support for Independent Living in Staffordshire (SILIS) Strategic Partnership Board on 8<sup>th</sup> November 2018. The Partnership Board is made up of all the Chief Executive Officers from the participating Staffordshire Councils, and also includes representatives from the County Council and the Public Health/NHS partners that set the agenda for Better Care Fund use. The Report outlined the principles under which Staffordshire Moorlands District Council would seek to utilise the non-mandatory funding stream, and sought the agreement of the Steering Group for using the Better Care Fund programme for discretionary and community-based projects in the District. The proposals in the report were agreed.
- 6.6 The Discretionary DFG Funding has subsequently been used for a number of projects – to provide top-up funding for DFG Applicants who do not have sufficient funds to contribute to large projects that cost more than the £35K mandatory grant maximum; to help people to move house where their existing property cannot be adapted to suit their needs, and to contribute to several community projects that have provided access to existing and purpose-built community facilities. The community projects have proved hugely successful – as a result, it has generated more interest from community groups and

operators of community facilities, and the most recent application is in relation to the South Moorlands Leisure Centre.

- 6.7 When considering large scale community projects, it is considered appropriate to consult the relevant Portfolio Holder as the sums involved can be significant and to meet the need to be transparent in our decision-making.
- 6.8 As a general principle the proposals must:
- Relate to a capital project that adapts, upgrades or improves a premises for the local community.
  - Address either a physical disability or a defined mental health disability.
  - Be built on a sound business case.
  - Ideally complement existing fund-raising, grant applications or capital investment by the applicant.
  - Be limited to a level of contribution commensurate with the expected local impact – a ‘value for money’ assessment, in other words.
- 6.9 The quotation of £29,150.00 for the construction and fitting of the Changing Places facility at South Moorlands Leisure Centre has been assessed against the above priorities, and whilst the Leisure Centre is operated on a commercial basis the benefit to be gained for the community in carrying out this work is deemed to be excellent value for money, and so approval is sought to contribute funding to this project. The resources available to the Council for non-discretionary work are more than sufficient to provide this level of funding. Further, although the Council is currently reviewing options for the future of the Leisure Centre, it is anticipated that any decision which may impact on the current use of the building will take some while to be implemented, such that the proposed investment in the building’s facilities is considered to be appropriate to meet the priority to ensure full accessibility to all users of the facility.
- 6.10 It should be noted that the applicant is investing a contribution of £3,400.00 in the project, and so the contribution sought from the Council is £25,750.00.
- 6.11 It should be noted that the costs quoted are for the works on site, and do not include any fees associated with the work, such as planning consent, building control consent, architect and agency fees etc. Whilst the applicant has stated in the Application that these fees are not included in the quotation, any such fees will be additional to the total approved. The applicant is managing the project directly and has sourced their own quotation which includes their management fee, and Planning Consent for disabled adaptations is normally free of charge, so it is not anticipated that there will be any significant additional cost implications to the final approval.
- 6.12 The provision of Changing Places facilities is extremely limited nationally and there are currently no public designated Changing Places facilities in the Staffordshire Moorlands area. The provision of purpose-built public access facilities of this kind will be of huge benefit not just to the Leisure Centre users, but to other members of the local community and to visitors to the area.

- 6.13 People with profound and multiple learning disabilities, as well people with other physical disabilities such as spinal injuries, muscular dystrophy and multiple sclerosis often need extra equipment and space to allow them to use the toilets safely and comfortably. These needs are met by Changing Places toilets.
- 6.14 Standard accessible toilets do not meet the needs of all people with a disability. A standard accessible WC is designed for independent use by an individual. Grab rails are located to the side and rear of the pan, aiding self-transfer between the wheelchair and the WC. In some cases, a wheelchair user can be assisted, but there is usually insufficient space for two carers. Standard accessible WCs are designed to facilitate access by a standard wheelchair, but are unlikely to accommodate a powered wheelchair or those fitted with additional head or leg supports. Changing Places facilities are designed for people who cannot use standard accessible toilets. Changing Places toilets should, wherever practicable, be provided in addition to standard accessible toilets.
- 6.15 Many people with profound and multiple learning disabilities, as well other disabilities that severely limit mobility, cannot use standard accessible toilets. People may be limited in their own mobility and so need equipment to help them, or may need support from one or two carers. Standard accessible toilets (or "disabled toilets") do not provide changing benches or hoists and most are too small to accommodate more than one person. Without Changing Places toilets, the person with disabilities is put at risk, and families are forced to risk their own health and safety by changing their loved one on a toilet floor. This is dangerous, unhygienic and undignified.
- 6.16 Each Changing Places toilet provides:-
- The right equipment:
- a height adjustable adult-sized changing bench;
  - a tracking hoist system, or mobile hoist if this is not possible.
- Enough space:
- adequate space in the changing area for the disabled person and up to two carers;
  - a centrally placed toilet with room either side;
  - a screen or curtain to allow some privacy.
- A safe and clean environment:
- wide tear off paper roll to cover the bench;
  - a large waste bin for disposable pads;
  - a non-slip floor.
- 6.17 It is now accepted and expected that everyone has a right to live in the community, to move around within it and access all its facilities. Government policy promotes the idea of "community participation" and "active citizenship," but for some people with disabilities the lack of a fully accessible toilet denies them this right and restricts their opportunities to participate fully in their local

community facilities and activities. Providing these toilets in public places makes a dramatic difference to the lives of the local disabled community.

## APPENDIX 1

### QUOTATION FOR A CHANGING PLACES FACILITY SOUTH MOORLANDS LEISURE CENTRE

Changing Places - Conversion					
Item Nr.	Component	Works Detail	Task Type	Funding Application Budget	To Summary
<b>Demolition</b>					
1.01	Structure	Adjust doorway and remove lobby to create clear opening width	Remove	£ 2,000.00	
1.02	Fittings	Clear room, remove doors and prepare	Remove	£ 500.00	
1.03	Drainage - foul	Create connection to foul waste within floor	Install	£ 3,000.00	
<b>Fabric</b>					
2.01	Lighting	Install new	Install	-	
2.02	Ventilation	Provide forced mechanical extract vent	Install	£ 750.00	
2.03	Electrical distribution	Sub mains and mains	Replace	£ 750.00	
2.04	Water	Provide water services (hot and cold from existing supplies)	Install	£ 1,000.00	
2.05	Doors, gates, walls	New fully wrapped entrance door and ironmongery	Replace	£ 1,500.00	
2.06	Floors	Install epoxy grout joints and acid wash floor	Refurbish	-	
2.07	Ceiling	New to accommodate ceiling hoist	Install	£ 2,500.00	
<b>Fixtures and Fittings</b>					
3.01	WC	Doc M compliant WC pack	Install	£ 4,000.00	
3.02	Sink	Fixed wash basin	Install	£ 700.00	
3.03	Shower	TMV shower unit and hose	Install	£ 1,250.00	
3.04	Changing bench	Height Adjustable - pneumatic	Install	£ 4,000.00	
3.05	Ceiling hoist	X/Y Track - assume suitable structural capacity	Install	£ 4,000.00	
3.06	Safety	Grab rails	Install	£ 300.00	
<b>Finishes</b>					
4.01	Decoration	Walls	Refurbish	-	
4.02	Signage	DDA	Install	£ 250.00	
<b>Fees</b>					
5.01	Management	Site management PM fees only @10% - no permissions	Fee	£ 2,650.00	
				<b>Total</b>	<b>£ 29,150.00</b>
					<b>£ 29,150.00</b>