

# Public Document Pack



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Os yn galw gofynnwch am - If calling please ask for  
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**COUNTY COUNCIL**  
**Thursday, 22nd February, 2018**

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The use of Welsh by participants is welcomed. If you wish to use Welsh please inform us by noon, two working days before the meeting

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## **SUPPLEMENTARY PACK**

### **12.2 Question to the Portfolio Holder for Housing and Countryside Services from County Councillor Phil Pritchard**

Can you please advise me what was the average length of "void" (i.e. the time when a council house is vacated by one tenant, and is occupied by a new tenant) in the last year before the contractors Kier took over, and what is the average length of time for voids since this contractor has taken over?

For information I have a number of properties in Welshpool that have a void of many months, some over 12 months, and one to my knowledge over three years!!

(Pages 3 - 4)

### **12.7 Question to the Portfolio Holder for HR, ICT and Communications from County Councillor Pete Roberts**

At the last full council a cost to the council of having a bank holiday on St David's Day was quoted as being £600k. At the time the breakdown of these costs could not be supplied. Please could you therefore supply a breakdown of costs that the Council would face specifically separating those which would result from lost productivity i.e. an extra day off from those where there would be a genuine additional cost to the Council eg overtime payments? Could you also state the level of cost if St David's Day were to replace the May Day bank holiday?

(Pages 5 - 6)

**12.9 Question to the Portfolio Holder for Adult Services from County Councillor David Meredith**

Is the Council undertaking appropriate assessments to ensure the right social care packages are in place for residents returning home after hospital stays?

(Pages 7 - 8)

**12.10 Question to the Portfolio Holder for Adult Services from County Councillor David Meredith**

How is the Council working in partnership with Health and Social Care providers in the public and private sectors to ensure that delayed transfers of care are minimised?

(Pages 9 - 10)

# 12.2

## CYNGOR SIR POWYS COUNTY COUNCIL

County Council  
22<sup>nd</sup> February 2018

**REPORT AUTHOR:** County Councillor Jonathan Wilkinson, Portfolio Holder for Housing and Countryside Services

**SUBJECT:** Question from County Councillor Phil Pritchard

**Can you please advise me what was the average length of “void” (i.e. the time when a council house is vacated by one tenant, and is occupied by a new tenant) in the last year before the contractors Kier took over, and what is the average length of time for voids since this contractor has taken over?**

**For information I have a number of properties in Welshpool that have a void of many months, some over 12 months, and one to my knowledge over three years!!**

### **Response**

The average number of days taken to re-let an empty council home across the County, in the 12 months prior to July 2017 (the date when HOWPS became responsible for housing responsive repairs) was 95.7 days.

The average number of days taken to re-let a property in the 7 months prior to the establishment of HOWPS increased to 101.9 days, and in the 7 months since HOWPS has become responsible for the delivery of the repairs service, this has increased to 103.1 days.

In Councillor Pritchard’s ward the average number of days taken to re-let an empty property was 107 days in the 12 months prior to July 2017, and this has reduced to 105 days in the 7 months since HOWPS became responsible for the delivery of the repairs function.

It needs to be borne in mind that not all empty properties can be turned around quickly and that HOWPS do not handle the works to all empty properties. Some properties require major works of improvement to achieve the council’s letting standard, some require major structural works and some are identified as being suitable for a change of use, such as adaptation. These voids tend to be handled outside of the usual void process.

This is illustrated by an analysis of the 8 properties which are currently empty in Councillor Pritchard’s ward:

- 3 have been returned to the Housing Service by HOWPS and are in the process of being let,
- 3 are with HOWPS for works prior to being relet,
- 1 is in the process of having major works of adaptation undertaken to it to meet the needs of an identified family. This includes the construction of an extension. This property has been vacant since February 2017, as the works require detailed design work, planning consent and contract management outside of the arrangements with HOWPS
- 1 property has had a new heating system and sprinkler system installed, to comply with fire safety requirements.

## CYNGOR SIR POWYS COUNTY COUNCIL

County Council  
22<sup>nd</sup> February 2018

**REPORT AUTHOR:** County Councillor James Evans, Portfolio Holder for HR, ICT and Communications

**SUBJECT:** Question from County Councillor Pete Roberts

**At the last full council a cost to the council of having a bank holiday on St David's Day was quoted as being £600k. At the time the breakdown of these costs could not be supplied. Please could you therefore supply a breakdown of costs that the Council would face specifically separating those which would result from lost productivity i.e. an extra day off from those where there would be a genuine additional cost to the Council eg overtime payments? Could you also state the level of cost if St David's Day were to replace the May Day bank holiday?**

### **Response**

The figure provided at the council meeting was £600k which represents one day of the total pay bill. This calculation took the total annual pay bill including on-costs and calculating 1 day of the possible 260 working days. As the majority of council staff would still be paid for the day but would not be working. A non-productive paid day.

We have not at this stage calculated the actual additional cost of an additional bank holiday, for many salaried staff (who would be paid for the additional bank holiday in their existing salary) the work not completed that day would be completed upon their return and managed within their ongoing work and flexible working arrangements over the following weeks. So in most cases there would not be an additional financial burden.

There are of course some areas that would incur additional cost, for example in some service areas there would be a requirement for staff to be on duty to cover the day, additional agency staff may be required to catch up on the working day lost, or the authority may lose income from services that are charged for. There may also be some costs that would be saved from an additional non-working day, eg. Cleaning costs, heating lighting etc and these would also need to be factored in.

To fully understand the impact a lengthy exercise would be required which would only be completed should the proposal progress further.

If St. David's day were to replace the May Day Bank Holiday then costs are unlikely to change significantly as one would replace the other, however this would also need to be explored further.

## CYNGOR SIR POWYS COUNTY COUNCIL

County Council  
22<sup>nd</sup> February 2018

**REPORT AUTHOR:** County Councillor Stephen Hayes, Portfolio Holder for Adult Services

**SUBJECT:** Question from County Councillor David Meredith

**Is the Council undertaking appropriate assessments to ensure the right social care packages are in place for residents returning home after hospital stays?**

### Response

Adult Social Care undertakes assessments with individuals who may have a need which could be met by social services, according to the Social Services and Well-being (Wales) Act 2014.

Social Workers, occupational therapists or sensory impairment specialist workers will visit individuals and through conversation, observation and functional assessments (including activity analysis) will try to find out *what matters* to the individual. Having reached an agreement with the individual as to *what matters*, the practitioners provide information on options and their associated benefits and risks in order to enable the individual to make an informed decision on what needs to change in order to achieve what matters to them.

The worker will then provide a Care and Support Plan to the individual which records agreed actions and will arrange, if appropriate, for the individual to access community facilities, to be supported to do so, for adaptations or equipment provision in the home, or for care to be provided if required.

Individuals who are in hospital are often assessed during their hospital stay, or immediately following their return home, and care provided as soon as possible if this is required. On returning home, most individuals who require care will receive a reablement service which aims to reduce people's dependency and to enable them to be as independent as possible. These individuals then may be able to live without support, or they may need to be supported by domiciliary care which is, in the vast majority of cases, procured from private agencies.

I can confirm that individuals, therefore, do receive appropriate assessments as described above. However, winter pressures where a large number of older people are in hospital and need to return home, coupled with recruitment challenges have led to some assessments being delayed over the past few months. I am hopeful that

increased staffing capacity being supported by the Council will enable swifter response times going forward.

## CYNGOR SIR POWYS COUNTY COUNCIL

County Council  
22<sup>nd</sup> February 2018

**REPORT AUTHOR:** County Councillor Stephen Hayes, Portfolio Holder for Adult Services

**SUBJECT:** Question from County Councillor David Meredith

**How is the Council working in partnership with Health and Social Care providers in the public and private sectors to ensure that delayed transfers of care are minimised?**

### **Response**

Partnership with the Powys teaching Health Board is vitally important in order to support effective and efficient transfers of care for individuals. Adult Social Care work with nurses, nurse assessors, occupational therapists, physiotherapists and others from the health board in order to ensure regular and accurate information sharing and joined up working.

The working practice varies across the county, but virtual wards, integrated teams and integrated reablement enables sharing of assessment forms and processes, with both health and social care using the new computer system (WCCIS). Social Care also has social workers working within the different acute general hospitals in order to support transfer of care.

The operational managers also attend regular conference calls with health managers from Powys and beyond in order to jointly plan service provision.

The two organisations already have Section 33 agreements in place for a number of joint and integrated ventures and this will, from April onwards, include funds for residential care.

Wider joint working is being actively developed. One such project is called My Care My Home and is aimed specifically at enabling smooth transition between hospital and home. This service will commence on the 26<sup>th</sup> of February in the south of the county.

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