

Policy for dealing with adaptations

Purpose of Report

To present a fair and equitable policy for dealing with requests for adaptations.

Background

The budget for adaptations is met from the repairs and maintenance budget which is limited and is competing with essential refurbishment works.

Local Authorities have different policies and different funding mechanisms, some will fund small adaptations but not large ones, and others will fund large ones but not small ones.

There is an increasing demand for level access showers, particularly from the 3 earlier sheltered supported housing schemes, as well as from other tenants with medical problems.

Key Issues.

Minor adaptations –

Definition – adaptations costing less than £500, such as rails in bathrooms, or extra handrails on stairs.

Minor adaptations will be carried out, on request, as part of the reactive repairs budget.

Essential adaptations –

Definition-

Repairs where the resident is at risk if no adaptation – or to comply with our responsibilities under Disability Discrimination Acts

e.g adaptations to warden call, fire alarm systems for deaf, deaf blind residents.

These will again be carried out, on request, as part of the reactive repairs budget.

Quality of life adaptations

Definition – level access showers etc, stair lifts, where cost is more than £2000.

Once a request is received from a resident, the resident or the Scheme Manager on their behalf will be asked to contact the Occupational Therapist for an assessment of the needs of the resident.

On receipt of a request from the Occupational Therapist, the Local Authority will be contacted to see if they will assist in the payment of the adaptation.

If not, a waiting list will be maintained, and normally adaptations will be carried out in date order. The exceptions to this, being cases where the resident is unable to return to their home until the adaptation is carried out.

Residents will be informed that they have been placed on a waiting list, and the adaptation will be carried when funds are available, wherever possible, a time frame will be given.

Residents will also be given the option of transferring to another property which has had the adaptations fitted which meet their needs.

Major adaptations

Definition –

Cases in which alterations to the structure of the property, or extensions to property are necessary.

In these cases, attempts will be made with the Local Authority to try to find alternative suitable accommodation which meets the residents needs.

If this is not possible, the resident will be assisted to apply for a Disabled Facilities Grant., an Occupational Therapists recommendation will be essential for these cases.

Requests to carry out adaptations to property at own expense

The resident will need to apply for permission which will not be unreasonably withheld. If it is felt that the adaptation would cause structural damage or there are other compelling reasons that permission cannot be given, a statement explaining the reasons will be sent to the resident.

The Association would also endeavour to meet the residents needs by offering alternative suggestions for alterations or giving them advice and assistance to find a suitable adapted property which would meet their needs.

Conclusion

The aim of the policy is to be able to improve the quality of life for people with disabilities and to comply with the Disability Discrimination Act 1995 and 2005. However, the Association is unlikely to be able to meet the demand for adaptations in the next few years and needs to have a fair , equitable and transparent policy for dealing with requests.

Recommendation

The Policy is approved.

Financial Implications

The financial implications are detailed in the report

Risk

The Association must comply with the requirements of DDA and also needs to ensure that it is not putting its residents at risk by not carrying our work to enable them to live safely in their homes.

Equality and Diversity

The policy complies with our Equality and Diversity policy and takes account of the diverse needs of our residents. An Equality Impact Assessment has been carried out.

Links to Corporate Objectives

2. Financial viability
3. Well managed
6. Equality and Diversity