

DISABLED ADAPTATIONS POLICY



Disabled Adaptations Policy

MONITORING INFORMATION:

POLICY/PROCEDURE/STRATEGY:	DISABLED ADAPTATIONS POLICY
DATE APPROVED:	APRIL 2025
EXPIRY DATE:	APRIL 2028
OWNER:	INDEPENDENCE, WELLBEING AND OT SERVICE MANAGER
APPROVAL ROUTE:	EXECUTIVE MANAGEMENT TEAM

Introduction:

Teign Housing is committed to providing an adaptations service which supports tenants and enables them to live independently within the community, ensuring their home remains safe and accessible.

This policy sets out our approach to adaptations and aims to support tenants ensuring they experience a good quality of life within their homes. The policy and associated service will strike a balance between continuously improving levels of provision and customer service, making best use of housing stock and the need to achieve value for money.

Through the implementation of the adaptations policy, Teign Housing aims to provide individually tailored solutions, which improve the quality of life and promote the social inclusion of our customers who are sick and/or disabled.

Policy:

The Equality Act 2010 states that “landlords will be obliged to make certain reasonable adjustments if requested by the tenant. Reasonable adjustments do not include the removal or alteration of a physical feature of a property but do include providing assistive aids or adaptations to a property and having policies and procedures in place to facilitate this.

For the purpose of this policy, an adaptation is an alteration or addition to any aspect of a property which is provided in order to make it easier or safer for use by an older person or a disabled person. This may be the tenant or a member of their family or household, registered as living in the property.

The assessment of the specific needs of tenant or family member and the recommendations of what adaptation work is required would usually result from an assessment from an Occupational Therapist.

As far as practicably possible, we will support tenants and enable them to continue to live independently within their home and community, ensuring that their home remains safe and convenient to use, whilst ensuring efficient management of resources.

Teign Housing will provide a range of aids and adaptations to its homes including grab rails, steps, ramps, lever taps, level access showers and wet rooms, and will allocate an annual budget to fund these adaptations.

This funding is only available for tenants who have been living in our rented homes for a minimum of one year up to a maximum of £10,000 per property. The funding for significant adaptations is not available for tenants in their first year of tenure, save in exceptional circumstances, however minor adaptations including, but not limited to: grab rails, lever taps, visual aids etc. would be provided up to a value of £1000.

New tenants will not be restricted from adapting their home within the first year of tenure. Permission request will be considered.

We will not fund adaptations in our leasehold or shared ownership properties, however we will assist our leaseholders and shared owners in making an application to the Local Authority for a Disabled Facilities Grant.

Teign will consider undertaking reasonable adaptations to new build properties to assist with housing families or individuals that require adaptations, subject to certain conditions:

- The referral or request for adaptations is supported by an Assessment of Need provided by a suitably qualified Occupational Therapist.
- The Assessment of Need confirms that the adaptations to the property will fully meet the longer-term needs of the family or individual.
- The adaptations to the property can be reasonably incorporated into the construction of the property during its development (properties already completed will be considered retrospectively)
- Adaptations costing in excess of £10,000 will need to be supplemented by confirmed Disabled Facility Grant funding from the Local Authority or other supporting agency.

The adaptations process and procedures will be in accordance with current regulations and guidance from the government regarding Disabled Facilities Grants; this will include a financial assessment (means test) of any tenant's contribution where appropriate.

All aspects of income and capital of the household are subject to the means test.

The means test may produce an outcome resulting in the entire cost of the work or a contribution towards it being required to be paid by the applicant.

Tenants of Teign Housing will retain the right to apply to the Local Authority for a Disabled Facilities Grant. Teign Housing will support the Local Authority in its statutory duty to provide adaptations and will not unreasonably withhold the granting of any permissions, which may be required, to facilitate aids and adaptations work funded through the disabled facilities grant scheme with one exception:

Stair Lifts in Communal Areas

Teign Housing will not permit the installation of stair lifts on communal staircases as their presence would compromise the effectiveness of the means of escape for occupants and the Fire Service in the event of a fire occurring.

The presence of electrical equipment associated with a stairlift would also potentially provide a means of ignition if the stair lift sustains damage either accidentally or due to vandalism. This is consistent with the responsibilities placed upon us to ensure we comply with the requirements of the Building Safety and Fire Safety Bills.

It is the responsibility of Teign Housing's employees and contractors to ensure that any work in relation to aids and adaptation is carried out in line with this policy and relevant procedures. Teign Housing will ensure that all relevant staff receive appropriate training to carry out their duties under the terms of this policy.

Performance Standards:

Teign Housing will implement the Disabled Adaptations Service in line with the Disabled Adaptations procedures. The service will be monitored against the performance targets set.

Teign Housing is committed to meeting its statutory obligations contained in the following legislation and any relevant future legislation and in codes of practice, by reflecting the requirements in its policies, procedures and working practices:

- Chronically Sick and Disabled Persons Act 1970.
- Equality Act 2010.

- Housing Act 1988.
- Housing Grants, Construction and Regeneration Act 1996: Mandatory Disabled Facilities Grant
- Disabled Facilities Grants (Maximum Amounts and Additional Purposes) (England) Order 2008

Review:

This Policy will be reviewed every 3 years or earlier if changes in legislation dictates.