

COUNCIL TENANT DISABLED ADAPTATIONS POLICY

| | Name | Role | Date |
|-----------------|--|--|------------|
| Prepared by: | E Moscardini | Accessible Housing and Adaptations Manager | 13.03.2023 |
| Reviewed by: | M Greenway | Head of Housing Repairs | 13.03.2023 |
| Updated by: | E Moscardini | Accessible Housing and Adaptations Manager | 13.03.2023 |
| Document Title: | Council Tenant Disabled Adaptions Policy | | |
| Version Number: | 1 | Date of Next Review: | 13.03.2026 |

1. INTRODUCTION

This Policy explains the way in which the Council provides assistance to its own tenants in adapting the property to meet individual's needs, where possible. This could either be in their existing home or considering whether to move, as not all properties lend themselves to adaptations.

The purpose of a disabled adaptation is to modify existing disabling environments in order to restore or enable independent living, privacy, confidence and dignity for individuals and their families. It is therefore not primarily a matter of adapting housing stock but providing an individualised solution to the problems of people experiencing a disabling environment.

This policy covers the decision-making processes and procedure for disabled adaptations to a council tenant. The policy reflects the principles set out in the "Disabled Facilities Grant (DFG) delivery: Guidance for Local Authorities. The DFG scheme for council tenants should be aligned to the scheme for non-council tenants. The process for agreeing adaptations for council tenants is different, but the principles are the same as those set out in the Guidance, leading to a consistent approach across all tenures.

2. BACKGROUND

The Disabled Facilities Grant (DFG) framework and mandatory aspect applies across all tenures; however, the main DFG budget cannot be used for the funding of adaptations to local authority properties. Therefore, local authorities continue to fund adaptations to their properties through resources allocated by the Housing Revenue Account. Whilst the Department for Levelling up, Communities and Housing (DLUCH) recognises that "local authorities may have many competing demands for funding through the Housing Revenue Account, given the mandatory nature of the DFG, the provision of adaptations should remain a priority."

3. RELEVANT LEGISLATION

The Government's Regulatory Reform (Housing Assistance) (England and Wales) Order - 2002 (RRO) provided opportunities for Local Authorities to decide whether it provides grants, loans, advice etc. for the purpose of repairing, improving, extending, converting or adapting housing accommodation in the private sector.

This Policy covers works carried out to Council owned property but follows the mandatory Disabled Facilities Grant (DFG), terms and conditions under the [Housing Grants, Construction and Regeneration Act 1996 \(the 1996 Act\)](#)

4. ELIGIBILITY

The disabled person needs to be on the tenancy.

You will need to have been assessed by an Occupational Therapist before any works can be carried out. Please contact Single Point of Accesses (SPA) email adultsocialcare@enfield.gov.uk or call [02083791001](tel:02083791001)

5. AMOUNT OF ASSISTANCE

The funding is only available for works that are recommended by Occupational Therapy services. The grant will only pay for the reasonable cost of adaptations up to a maximum of £30,000. The disabled person must continue to live in the property unless their health causes them to move. There will always be exception cases where recommended works will exceed £30,000 and this will need to be agreed with the Head of Housing Management and funding agreed at the appropriate level.

6. ASSESSMENT OF NEEDS

For the purposes of a Housing Grants, Construction and Regeneration Act 1996, a person is disabled if:

- their sight, hearing or speech is substantially impaired,
 - they have a mental disorder or impairment of any kind,
 - they are physically substantially disabled by illness, injury or impairment
- and a person over 18 is taken to be disabled if:
- they are an adult who is or could be registered under [section 77 of the Care Act 2014](#)
 - they are an adult who is or could be registered under [section 18\(5\) of the Social Services and Well-being \(Wales\) Act 2014](#)
 - they are a child or young person registered under [paragraph 2 of Schedule 2 to the Children Act 1989](#)
 - they are a disabled child as defined by [section 17 of the Children Act 1989](#).

A self-referral into the Single Point of Accesses (SPA) will need to be made. An initial assessment will be carried out over the phone and if eligible will be passed onto an Occupational Therapist (OT) for a full assessment. An assessment of the home environment as well as persons disability will be carried out by the OT.

The OT will decide what works are “necessary and appropriate” to meet the needs of the disabled person. The referral will be passed onto the Council Housing Adaptation Lead who will decide if the works are ‘reasonable and practicable’. The decision will be made having regard to the age and condition of the dwelling or building and considering of all the circumstances of the case.

7. ELIGIBLE WORKS

The following types of work, when recommended for a disabled person are eligible for grant provided it is “necessary and appropriate” for that person, and “reasonable and practicable” having regard to the age and condition of the property

- Making the building or dwelling safe
- Facilitating access to and from the building
- Facilitating access to or providing a bedroom
- Facilitating access to the principal family room
- Provision of a room containing a bath or shower or facilitating the use of such a facility
- Provision of a room containing a WC or facilitating the use of such a facility
- Provision of a room containing a wash hand basin or facilitating the use of such a facility
- Facilitating the preparation and cooking of food (only if used by the disabled person)

- Providing or improving a heating system
- Facilitating the use of power, light or heat by altering the same or by providing additional means of control
- Facilitating access and movement around the dwelling to enable the disabled person to provide care for another person.

Grant aid can also be given to enable a disabled occupant access around the dwelling in order to care for another person who normally resides there. This may include spouse, partner or a family member, another disabled person or a child. The dependent being cared for need not be disabled. Such works could include adaptations to part of the dwelling to which the disabled person would not normally need access, but which is used by a person to whom they are providing care.

8. NON ELIGABLE WORKS

The following works are not covered under existing funding. There will be circumstances where exceptions will be heard at the Housing Option Adaptations Panel

- Creation of garages/parking spaces
- Creation of storage space - except where storage space is needed for medical equipment, or disabled aids.
- Extensions to properties, except in exceptional circumstances
- Decorating, except where the requirement for redecoration has risen as a result of other works being carried out
- Electrical charging points for motor vehicle
- Dropped kerb

9. EXCEPTIONS

There will be instances where this policy does not address the needs of all persons or in some cases persons who do not meet the set criterion. In such instances the Council will consider each case on its merits and decide whether a form of assistance outside of this policy is applicable. In making any decision the Council will have regard to its overall priorities and the identified need of the individual case.

10. APPEALS

If you are unhappy with the OTs recommended scheme, please discuss this with your OT at the time of their visit. The Council will carry out works based on the OT recommendations and are unable to vary the scheme.

11. Complaints

Complaints against the service provided by the Councils Housing Adaptations Team will be dealt with through the complaint's procedure within Enfield Council [making a complaint](#)

12. Monitoring

We will monitor the performance of this service monthly, by regular reports on the following:

- *Number of Council Tenants Awaiting an OT Assessment*