

HSC Briefing Report

Disabled Adaptations
Housing Scrutiny Commission: 12th March 2024
Lead director: Chris Burgin

Useful information

- Ward(s) all
- Report authors: Simon Nicholls
- Author contact details: simon.nicholls@leicester.gov.uk
- Report version: v.1

1. Summary

The council deliver adaptations for residents that have been assessed as needing them regardless of the tenure of their home. This is achieved by Social Care and Education (SCE) and Housing working together to deliver the adaptations service.

This report talks about the process followed for the delivery of minor and major adaptations by tenure, council owned and all other, and the two distinct funding routes that apply.

The report will also update members on the progress of the new Adaptations Strategy.

2. Recommendation

That member of the Housing Scrutiny Commission note the contents of this report.

3. Supporting information including options considered:

The start of the adaptation journey is when a resident calls the Contact and Response Team in SCE. If the resident is known to SCE, they are referred to the locality teams for assessment if not then they are referred to the adaptations team, either way they are assessed by a member of staff from SCE.

The assessment is carried out by an Occupational Therapist (OT) who decides what level of support is required. This could be something simple like an additional stair rail or grab rail or a toilet frame or alternatively major adaptations may be required that require the installation of a wet room or additional ground floor facilities.

Whilst all requests for adaptations are dealt with in the same way initially, the funding routes are different, and this decides the journey the request takes.

Adaptations HRA.

All minor adaptations (work costing less than £1000) are completed as they are received by the division from SCE, some can be done very quickly if it's just a grab rail or additional stair rail that is required and others, like a ramp to the front door may take a little longer but they are completed by the in house craft staff in the order that they are received based on resources being available.

Major adaptations regardless of tenure are prioritised by the OT, this is because they have actually met and assessed the person, are familiar with their medical history and are qualified to recommend adaptations that will improve outcomes for the residents.

Housing's role is purely to carry out the works that have been recommended and to make sure we do this in priority order, so that those in the most need are waiting the least time. This is done based on the priority points allocated to each case by the OT and this is why it is difficult to respond to questions about waiting lists and waiting time because they are dependent on the number of cases we get and the number of points they are allocated, the list is constantly changing, it is a dynamic and designed to ensure that nobody in urgent need is waiting longer than it takes to practically complete the adaptations.

The following table shows the number and type of adaptations that are completed every year for housing tenants:

Type of adaptation	21/22	22/23	23/24*
Rails/handrails	340	335	94
Ramps	29	30	31
Layout alterations	0	0	0
Level access showers	75	70	40
Wash/dry toilets	4	3	3
Stairlifts	48	50	51
Step lifts	3	3	2
Through floor lifts	14	10	8
Extensions	3	3	3
totals	516	504	232

*to December 23.

HRA budget

Adaptations for council tenants are paid for from the HRA capital programme, the following table shows how much by year we spend on adaptations.

	21/22	22/23	23/24	24/25
Budget	£1.2m	£1.2m (including £300k for adapt to let scheme	£1.1m (including £300k for adapt to let scheme	£1.2m* (adapt to let scheme % to be agreed)
Actual spend	£1.1m	£1.2m	£1.1m**	

*Proposed

**forecast

Other ways we deliver adaptations:

Adapt to let.

Due to the high demand for Adapted properties the HRA is also in a position to reconfigure some of its existing stock to try and support residents on the housing register, these may be tenants who live in homes that have been assessed as needing adaptations but they are unable to be carried out at their current home for technical reasons, or they may be new applicants who have faced similar issue in other tenure of accommodation.

If a property is partially adapted, then an assessment is made to see if it can be altered to become fully wheelchair accessible. This has proven to be a successful approach and we have housed 17 applicants this year that were waiting for accessible accommodation.

New build council housing:

As part of your local Authority new build programme all sites will deliver 10% wheelchair accessible homes. The following sites are in our current delivery pipeline and expected to deliver new wheelchair accessible homes in the next 3 years. These will be discussed in greater detail as part of the next update on the new build and acquisition programme that will come to a future Housing Scrutiny Commission meeting.

Saffron Velodrome
Stocking Farm
Southfield Newry
Forest Lodge Education Centre (FLEC)
Hospital Close

Non HRA housing.

The assessment by the OT is the same. Minor adaptations are not sent to housing but completed by contractors that SCE has appointed, once completed they are checked to be suitable by a member of SCE staff. They are paid for by SCE.

Major adaptations.

Major adaptations for all other tenures follow the Disabled Facility Grant process if the resident needs or wants help to finance the works. This is a means tested process so not all those that apply for a DFG will be eligible for one, some will only be eligible for part payment and will have to make a contribution themselves and others not eligible at all and they will have to directly fund the full cost of the adaptation, some applicants choose not to follow the DFG process at all.

The DFG grant has to follow a fixed process because we have to demonstrate that we have complied with the Housing Grant, Construction and Regeneration Act and we are audited every year to ensure compliance. The act makes it clear what a DFG can be used for:

Providing access into and out of the home by installing:

Ramps, front and rear
Step lifts front and rear
Access to rear garden

Providing access in and around the home so that a resident can meet their assessed needs by providing:

Level access showers
Stairlifts
Through floor lifts
Level access shower

The following table shows the type and number of adaptations that we have completed.

Type of adaptation	21/22	22/23	23/24*
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Stairlift	54	70	20
Step lift, platform lifts	6	16	6
Level access shower	101	131	72
Ramps	3	7	6
Combined shower and toilet cubicles	17	22	1

*to December 2023.

DFG Budget

The following table shows how much we spend each year on DFG's

year	Government grant	Council contribution	total
21/22	£1,538m	£1,461m	£3,000m
22/23	£2,080m	£20k	£2,100m
23/24	£1,931m	£250k	£2,182m
24/25	tbc	tbc	tbc

Adaptations Strategy

It has been agreed that we need an Adaptations Strategy to ensure that all the information is held in one place and future adaptation services meet the needs of Leicester residents. This is being supported by the Housing Transformation Team (HTT).

The initial scoping exercise has been carried out and initial milestones agreed.

Actions	Timescale
Undertake background research and data collection	complete
Develop draft key themes for the strategy	End of April 24
Consult with internal and external stakeholders of the key themes of the strategy	End of May 24
Write the draft strategy	End of July 24
Present draft strategy to relevant meetings for comment	End of August 24
Undertake a 2 nd . Consultation exercise	End of Sept/Oct
Final sign off.	

Members of the Housing Scrutiny will be consulted as part of the process.

4. Details of Scrutiny

Report prepared for information only.

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5. Financial, legal and other implications

5.1 Financial implications

No financial comments sought, report for information only.
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5.2 Legal implications

No legal comments sought, report for information only.
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5.3 Climate Change and Carbon Reduction implications

No climate change comments sought, report for information only.

5.4 Equalities Implications

No equality comments sought, report for information only.

5.5 Other Implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

n/a

6. Background information and other papers: None

7. Summary of Appendices: n/a

8. Is this a private report (If so, please indicated the reasons and state why it is not in the public interest to be dealt with publicly)? no

9. Is this a “key decision”? no

10. If a key decision please explain reason