
**Disabled Adaptations, HRA &
Disabled Facility Grants.
Housing Scrutiny Commission
October 2021**



Leicester
City Council

HRA Disabled Adaptations – council tenants

All adaptations are recommended by Adult Social Care.

All adaptations up to £1,000 in value are classed as minors and completed straight away.

Major adaptations follow the agreed joint working protocol with ASC and are allocated priority points and completed in order of need, however these are currently actioned as the recommendation is received, we have no waiting list

All are directly funded and are not means tested.

Type of adaptation	18/19	19/20	20/21	21/22 so far
Rails/handrails	437	358	90	tbc
Ramps	42	24	12	19
General layout alterations	0	7	6	
Level showers	43	74	31	16
Wash/dry toilets	7	7	5	
Stairlifts	39	38	56	12
Step lifts	0	7	3	
Through floor lift	15	16	11	6
Extensions	1	4	3	4 in progress
Total	534	525	217	

What do we spend each year

	18/19	19/20	20/21	21/22
Budget	£1.2m	£1.2m	£900k	£1.2m(inc £300k for adapt to let scheme)
Actual spend	£982k	£901k	£811K	£800K (est)

What is adapt to let

- Identifying void properties that can be adapted.
- Fully adapting partially adapted properties.
- Matching applicants with potentially suitable properties and adapting them for the new tenants.



Why is the spend reducing ?

- Reducing stock
- Positive impact from previous capital expenditure, eg. 'Bathrooms for life'
- Development of wheelchair accessible homes
- The impact of COVID.







Disabled Facility Grants (DFG's)

- The process is similar to that followed as HRA adaptations, but the applicants are homeowners or private tenants.
- Minor adaptations are carried out straight away
- Major adaptations follow the same joint working protocol, actioned in order of need, however there are some differences due to the addition of the means test.



Why do we have to do it?

- A Disability Facilities Grant (DFG) is a mandatory requirement (*which is 30 years old this year*), and forms part of the better care fund, this is a pooled fund which includes housing services and health and social care.
- The DFG grant is administrated by the Housing Grants, Construction and Regeneration Act 1996
- The DFG grant is means tested, the means test identifies if the service user has to pay a contribution towards the adaptation if they are not on passported benefits i.e. Council tax support/reduction

What do we have to do ?

- Provide access to the front and rear of homes by providing:
 - Ramps front and rear
 - step lifts front and rear
 - Access to rear gardens

- Carry out adaptations to provide access into and around a service users home which meets their assessed needs by providing:
 - Level access showers
 - Stair lifts
 - Through floor lifts
 - Door widening

The last 3 years of funding

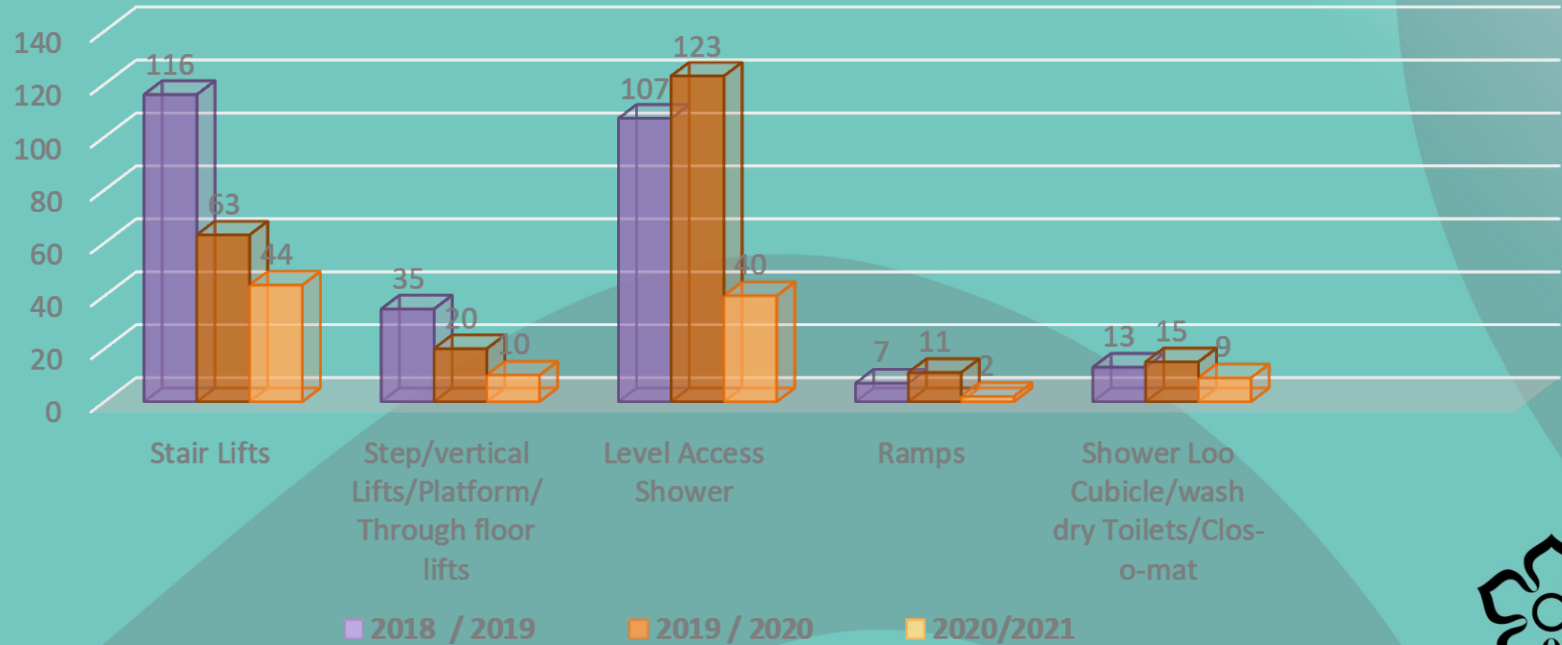
Year	Government Grant (£k)	Council Contribution (£k)	Total Budget (£k)
2018-2019	1,633*	367	2,000
2019-2020	1,539	461	2,000
2020-2021	1,538	1,461	3,000

*including Top up grant received late in year

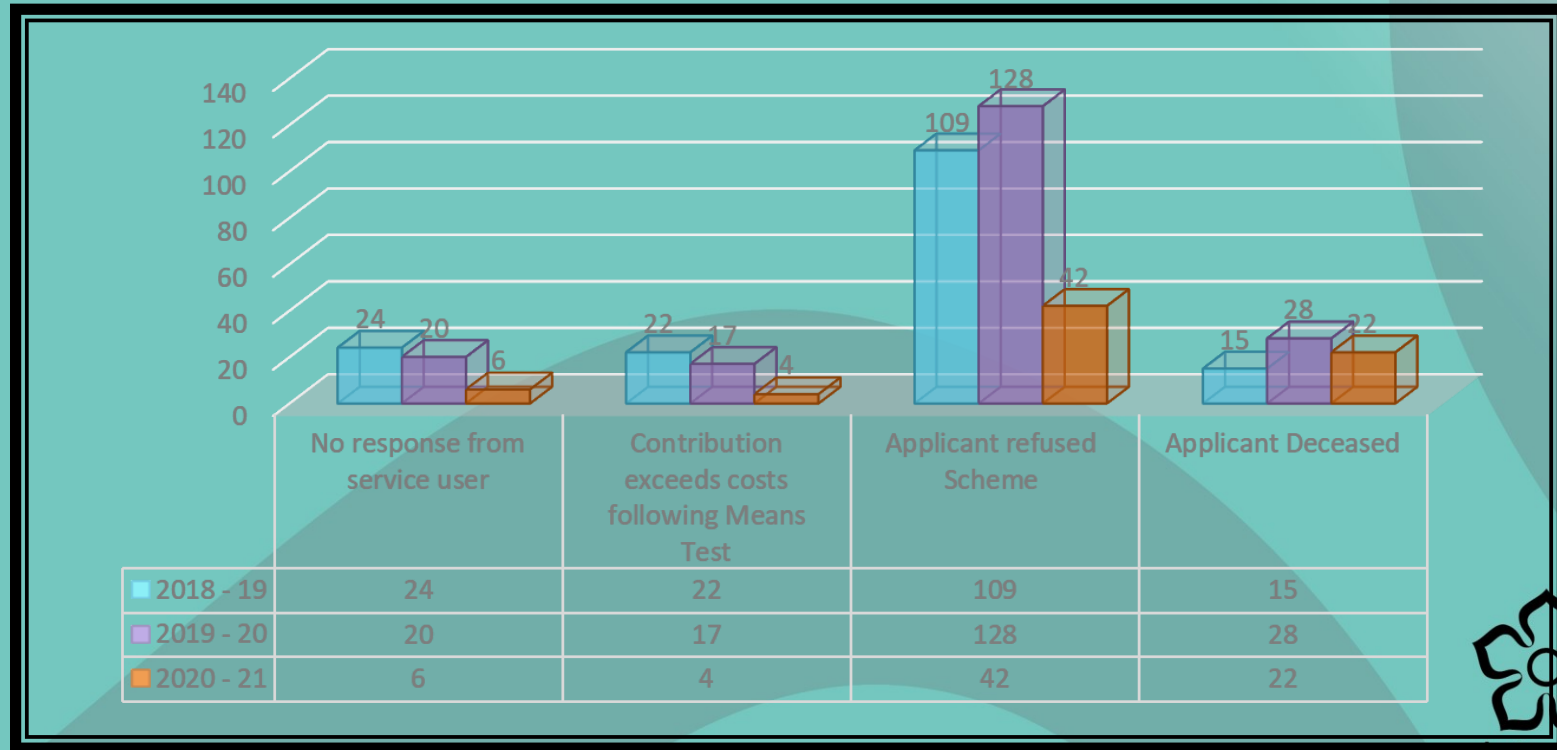
DFG Housing Performance

DFG	2018-2019	2019-2020	2020-2021
Applications	430	532	339
Approved	247	248	139
Completed	220	190	86
Average cost	£9,686	£11,321	£7,716
Overall Spend	2.131m	2.151m	1.066m
Active caseload	117	63	105

DFG Housing - Types of Adaptations (Approved works) 2018/2019, 2019/2020 & 2021/22



Cancellation categories for DFG's



Case Management

- End of Life` (EOL) Cases and Children cases prioritised.
- Equipment only Cases (Lifts etc. to access services) issued straightaway.
- External works – Ramps etc. issued straightaway.
- All other cases completed in priority order, based on pints awarded by the OT.
- Extensions take longer because we have to get planning permission etc.

Impact of COVID 19

- Prioritised end of life and bed blocking cases.
- Part completed recommendations where possible.
- Reduced contractor capacity due to furlough.
- Back log increased but it now reducing.
- People happy to wait for work.



A joint approach to Adaptations

- A single point for lift breakdowns and installations – all tenures
- A single point for lift invoices and payment processing – all tenures
- A standard specification for all adaptations & all tenures
- Co location with O/T's makes faster response to issues.
- Opportunities for streamlining process.