
**Disabled Adaptations, HRA &
Disabled Facility Grants(DFG).
Housing Scrutiny Commission
July 2023**



Leicester
City Council

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.

All are directly funded and are not means tested.

Type of adaptation	19/20	20/21	21/22	22/23
Rails/handrails	358	90	340	351
Ramps	24	12	29	41
General layout alterations	7	6	0	2
Level showers	74	31	75	51
Wash/dry toilets	7	5	4	9
Stairlifts	38	56	48	60
Step lifts	7	3	3	4
Through floor lift	16	11	14	14
Extensions	4	3	3	5
Totals	535	217	516	537

What do we spend each year

	20/21	21/22	22/23	23/24
Budget	£900k	£1.2m(inc £300k for adapt to let scheme	£1.2m(inc £300k for adapt to let scheme)	£800(inc £100k for adapt to let scheme)
Actual spend	£811k	£1.1m	£1.2m	tbc

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.
- Historically the numbers have circa 5 per year but so far in 23/24 we have already completed 5.







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 by ASC
- Major adaptations follow the same joint working protocol and are 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 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 administered 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 ?

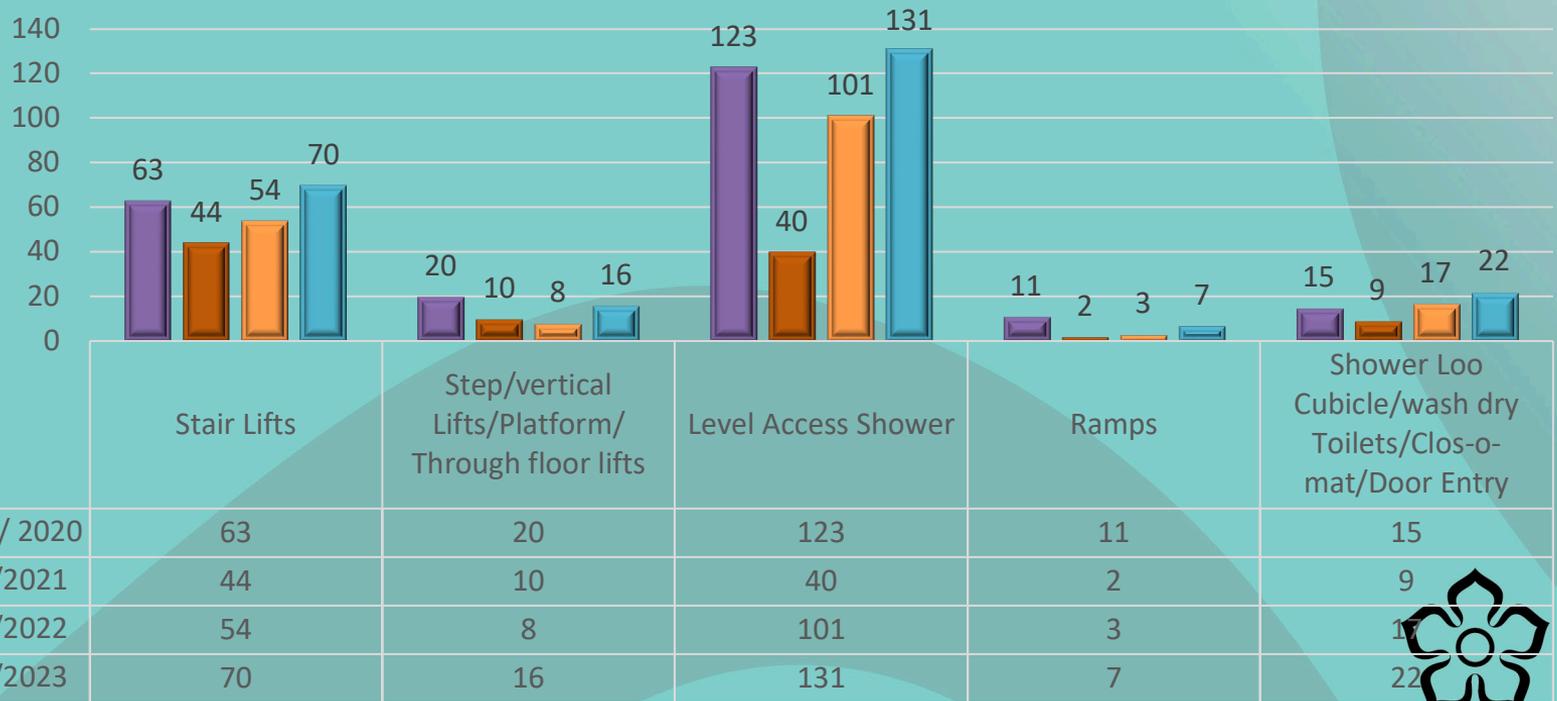
- Provide access to the front and rear of homes by providing:
 - Ramps front and rear
 - Step lifts front and rear
 - Access to rear gardens
- Carry out adaptations to provide access into and around a service users home which meets their assessed needs by providing:
 - Level access showers
 - Stair lifts
 - Through floor lifts
 - Door widening

DFG Housing Performance

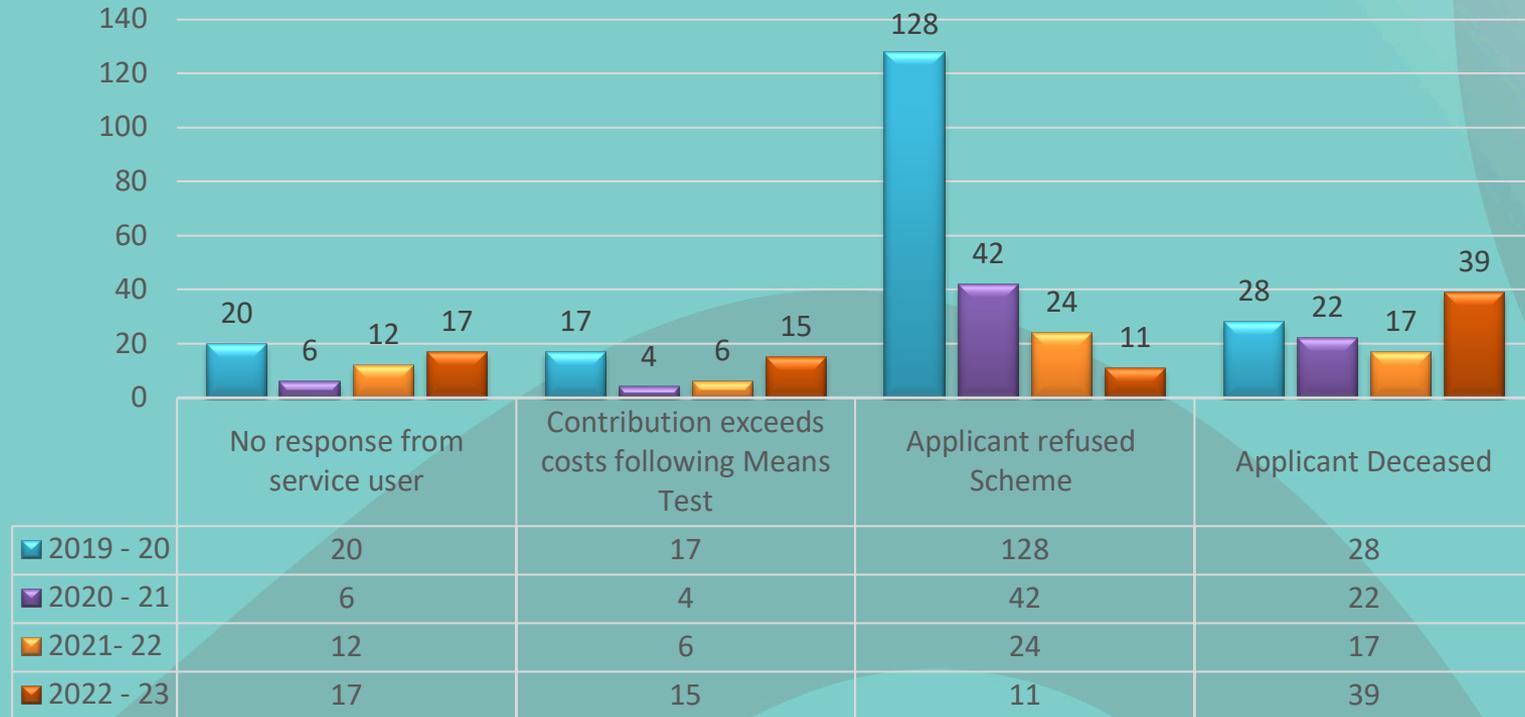
DFG	2019-2020	2020-2021	2021-2022	2022-2023
Applications	532	339	294	264
Approved	248 - 46%	139 - 41%	235 - 80%	184 - 70%
Completed	190	86	149	141
Average cost	£11,321	£12,390	£12,899	£13,964
Overall Spend	2.151m	1.066m	1.922m	1.969m
In Progress	63	105	142	222

DFG Housing - Types of Adaptations

(Approved works) 2019/2020, 2020/2021 & 2021/22, 2022/2023



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 points awarded by the OT.
- Extensions take longer because we have to get planning permission etc.

Case study







Case study



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.
- We are developing and adaptation strategy which will go live in 2023.



Current challenges

- Cost of adaptations increasing resulting in funding issues for some major cases
- Lack of contractor capacity to carry out major adaptations
- Increasing number of cases
- Budget pressures in both HRA and GF