
**Disabled Adaptations, HRA &
Disabled Facility Grants.
Housing Scrutiny Commission
September 2020**

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.

How many do we do per year ?

Type of adaptation	18/19	19/20
Grab rails/handrails	437	358
Ramps	42	24
General layout alterations	0	7
Level access showers	43	74
Wash/dry toilets	7	7
Stairlifts	39	38
Step lifts	0	7
Through floor lifts	15	16
Extensions	1	4
Totals	584	535

What do we spend each year

	17/18	18/19	19/20
Budget	£1.2m	£1.2m	£1.2m
Actual spend	£1.04m	£982k	£901k



What is causing the reduction in spend

- Reducing stock
- Positive impact from previous capital expenditure, eg. 'Bathrooms for life'
- Development of wheelchair accessible homes
- The way assessments are carried out.



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 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



The last 4 years of funding

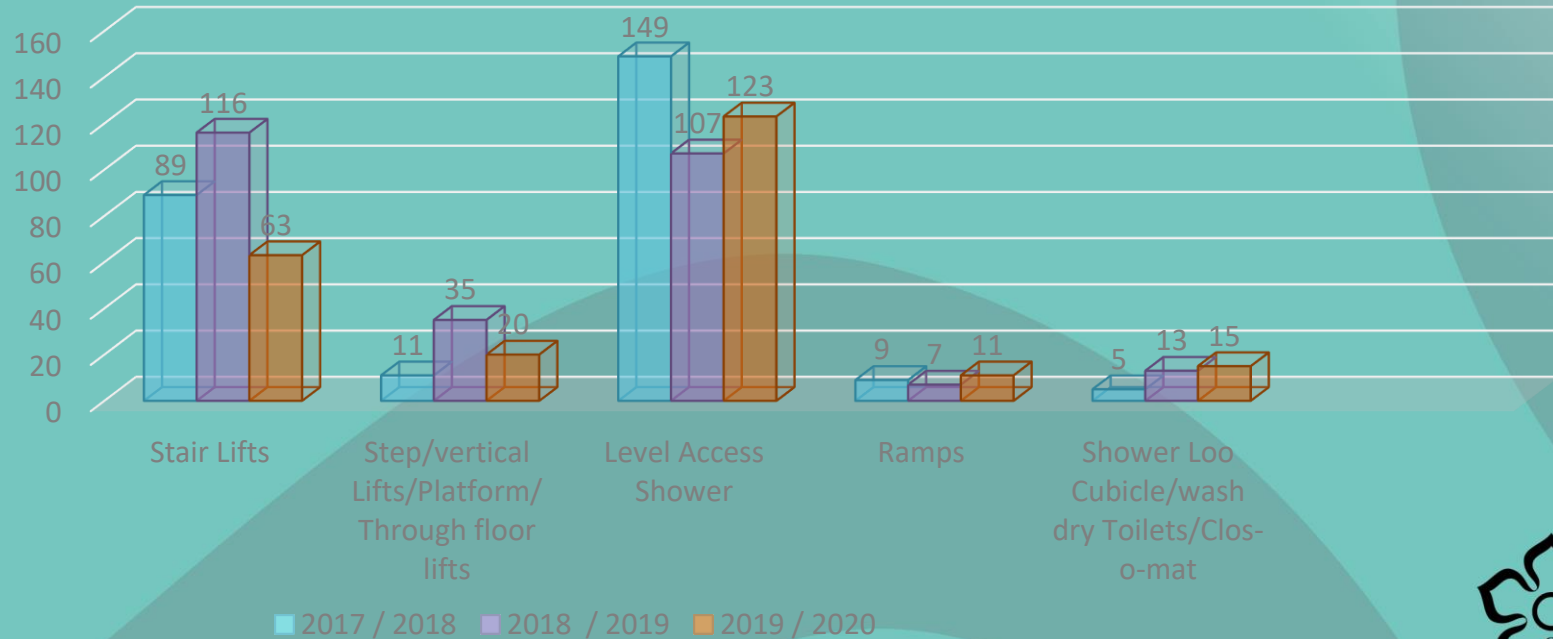
Year	Government Grant (£k)	Council Contribution (£k)	Total Budget (£k)
2017/18	1,388*	612	2,000
2018/19	1,633*	367	2,000
2019/20	1,539	461	2,000
2020/21	1,538	1,461	3,000

*including Top up grant received late in year

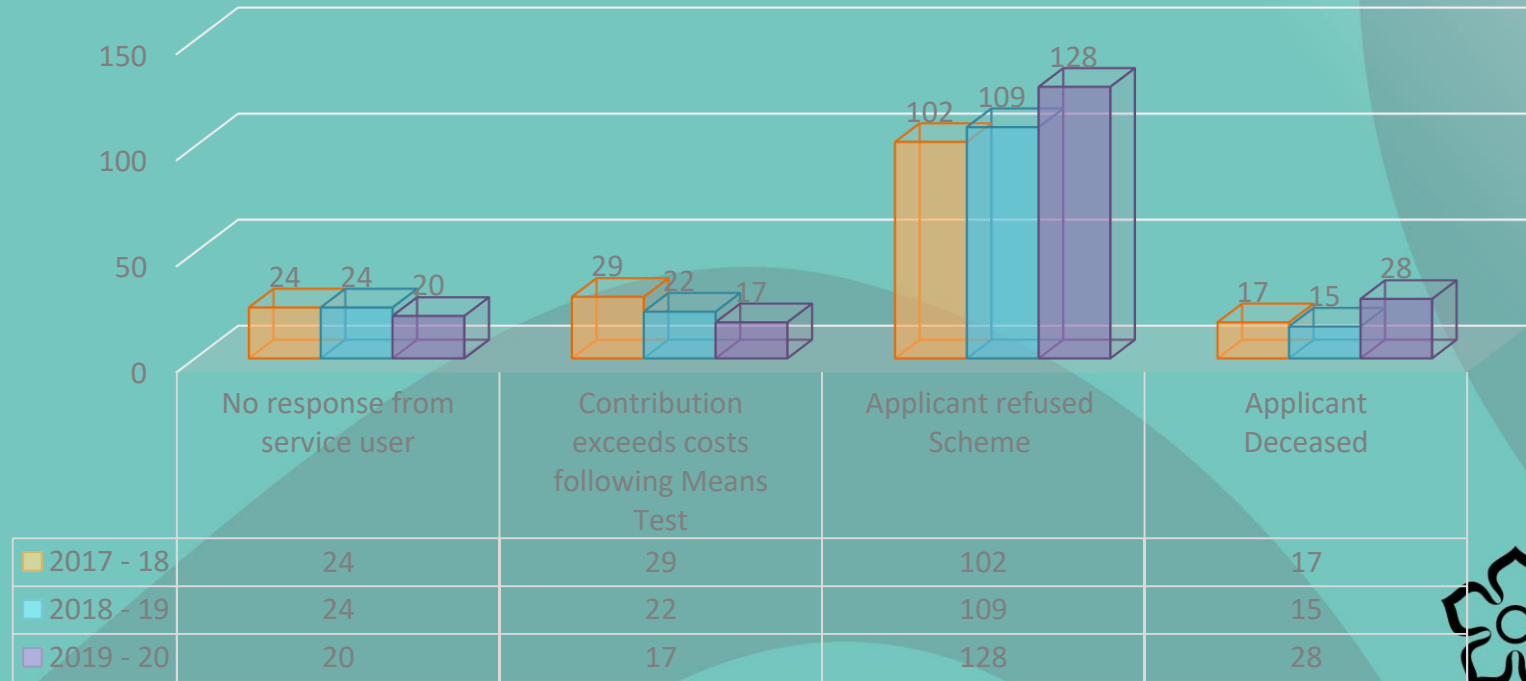
DFG Housing Performance

DFG	2017-2018	2018-2019	2019-2020
Applications	432	430	532
Approved	229	247	248
Completed	214	220	190
Average cost	£7640	£9686	£11,321
Overall Spend	1.635m	2.131m	2.151m
Waiting list	176	117	63

DFG Housing - Types of Adaptations (Approved works) 2017/2018 & 2018/2019 & 2019/2020



Cancellation categories for DFG's



Impact of a Disabled Adaptation– Case Studies

- **Case Example 1 – DFG**
 - *Property type presented significant issues with proposed scheme of concrete ramp*
 - *Following consultation with the family it was agreed to install a step lift to meet the needs of the service user*
 - *The step lift increases grant costs by 4 times over the original scheme cost, however the solution taken produced a better outcome in a shorter time.*
- **Case Example 2 – HRA**
- **Existing ground floor facilities did not meet the service users needs and property needed to be extended**
- **Due to the extent of the works the tenants and disabled child could not live there during the works – this would mean the child would be separated from his parents for 4 months**
- **The house opposite became vacant, so we extended that to meet the child's needs and rehoused them, preventing them from being separated and the cost of residential care.**



Waiting List Management – during and post Covid-19

What we have done and are doing Now (deemed as critical):

- End of Life` (EOL) Cases
- Children Cases
- Equipment only Cases (Lifts etc. to access services)
- External works – Ramps
- Progressing cases which require extensions up to planning stage so that they are ready to be issued on further easements of restrictions of Covid-19



Continued....

Going forward:

- Continue with the above including non-critical equipment installations
- Carry out a case by case review monthly
- Extend the Grant time period for `work in progress` (WIP) cases (currently suspended following the initial lockdown) from 12 months to 18 months
- Temporary change the Grant time period from 12 months to 18 months for all new cases to provide flexibility in service delivery for any future spikes in Covid-19 in accordance with (Housing Grants, Construction and Regeneration Act 1996 Section 37 sub section 1 & 2)



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.

