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**Disabled Adaptations, HRA &  
Disabled Facility Grants.  
Housing Scrutiny Commission  
August 2022**



Leicester  
City Council

# Disabled Adaptations – council tenants

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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	18/19	19/20	20/21	21/22
Rails/handrails	437	358	90	340
Ramps	42	24	12	29
General layout alterations	0	7	6	0
Level showers	43	74	31	75
Wash/dry toilets	7	7	5	4
Stairlifts	39	38	56	48
Step lifts	0	7	3	3
Through floor lift	15	16	11	14
Extensions	1	4	3	3
<b>Total</b>	<b>524</b>	<b>525</b>	<b>215</b>	<b>516</b>

# What do we spend each year

	19/20	20/21	21/22	22/23
Budget	£1.2m	£900k	£1.2m(inc £300k for adapt to let scheme	£1.2m(inc £300k for adapt to let scheme)
Actual spend	£901k	£811k	£1.1m	£tbc

# What is Adapt to Let

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- 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 22/23 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?

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- 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 ?

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- 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



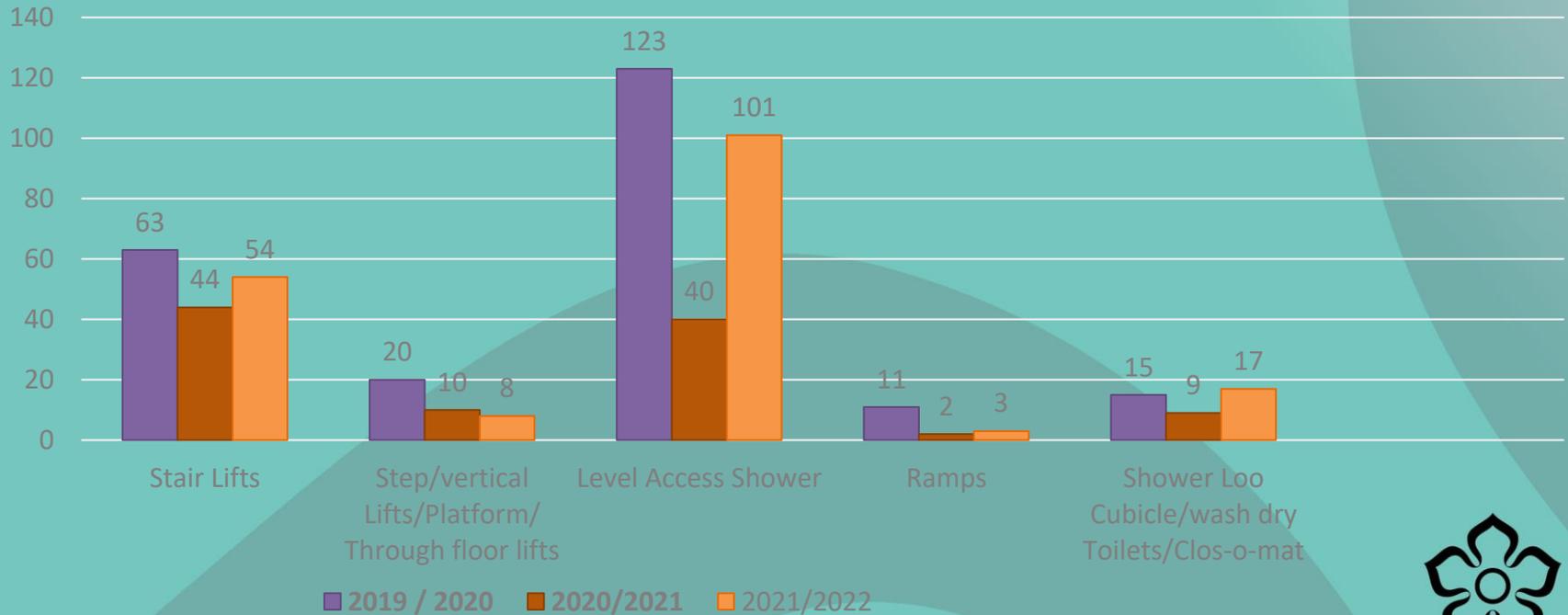
# Funding for DFG's

Year	Government grant	Council contribution	Total budget
20/21	1,539	461	2,000
21/22	1,538	1,461	3,000
22/23	2,080	20	2,100

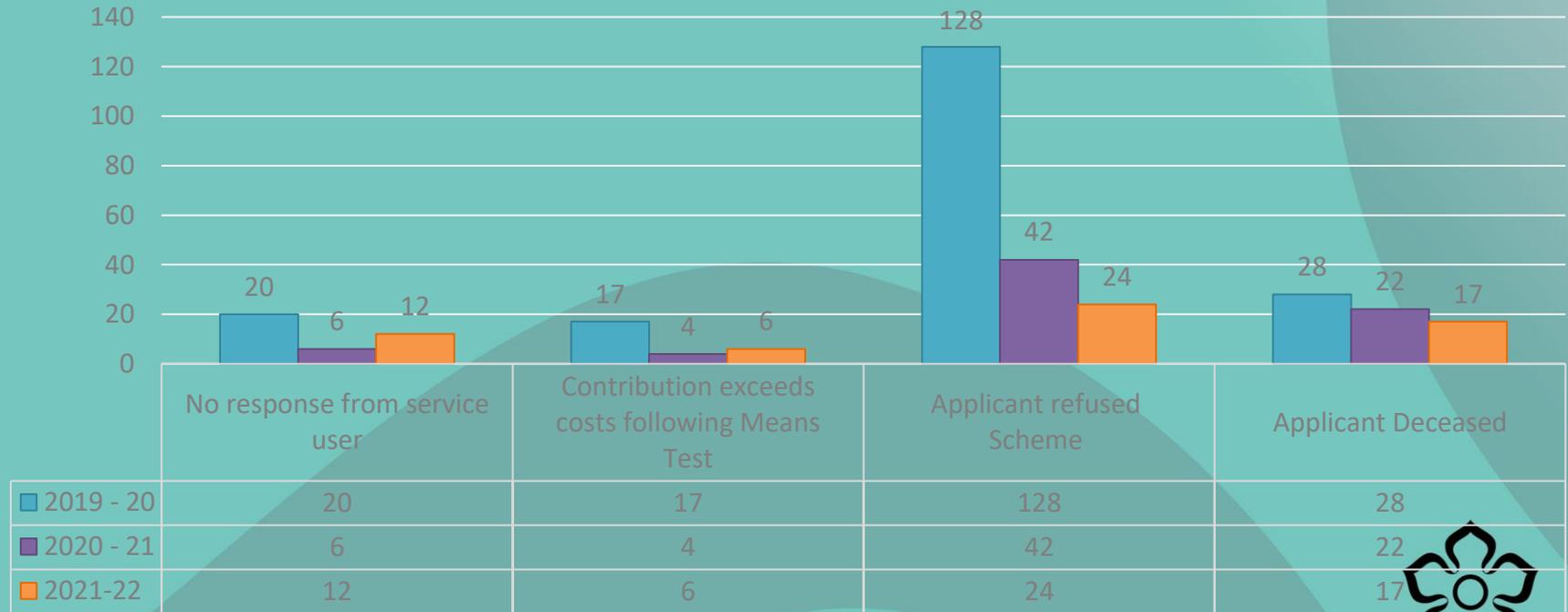
# DFG Housing Performance

DFG	2019-2020	2020-2021	2021-2022
Applications	532	339	294
Approved	248 - 46%	139- 41%	235- 80%
Completed	190	86	149
Average cost	£11,321	£7,716	£8,964
Overall Spend	2.151m	1.066m	1.922m
In Progress	63	105	142

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



# Cancellation categories for DFG's



# Case Management

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- 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







# 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 early 2023.