WELFARE ADAPTATIONS POLICY

Report of the Head of Housing Investment

1.   SUMMARY

1.1   This policy is included in the Key Policy Review Schedule and should now be considered for review. See attached Appendix 1.

2.   RECOMMENDATION

2.1   The Operational Board is asked to retain the Welfare Adaptations Policy and approve the amendments following a review of the service.

3.   REASONS FOR RECOMMENDATION

3.1   The policy provides the means of support required to assist the most vulnerable and disabled Derby Homes' tenants to live as independently in their homes as they can. It has been updated to reflect the changing profiles of Derby Homes' Tenants.

3.2   To increase the standard maximum threshold for welfare adaptations to £10,000 whilst introducing a mechanism for the authorisation for works above this level to be approved by the Head of Housing Investment.

4.   MATTERS FOR CONSIDERATION

4.1   There are an increasing number of Derby Homes' tenants requiring aids to assist their independent living conditions. This is a reflection of the wider change in the profile of our tenants which has shown an increase in new tenancies requiring additional support.

4.2   Prices within the building industry are increasing. This imacts on the ability to deliver welfare adaptations within the previously agreed limits. Even without external price pressures on inflation since the previous agreement, maximum works would require a closer look at the amount we are setting for works.

4.3   The complexity of major adaptation work to meet the needs of one individual may incorporate a number of items. The total cost of multiple works can force an overall adaptation to be greater than the current threshold.

4.4 The current limit for adaptation is £6,000 after which the procedure is to offer alternative accommodation which is more suitable. The cost of moving a tenant can be around £2,000 and in addition some alternative properties may require alterations. In some circumstances the cost of removals and alterations can run close to the £6,000 limit. Increasing the checkpoint for officers to routinely authourise works to £10,000 will reduce delay in providing suitable adaptation by requiring less rehousing with a managable increase in cost. It will also have the effect of reducing the upheaval of tenants for marginal, if any, cost saving.

4.5 The figure of £10,000 is not to be viewed as a limit on welfare adaptation. It is in reality a check point at which further information should be considered.

4.6 The aim of the policy is to provide an appropriate response to adaptation requests which act in all interests. Where adaptations to a current property are over the new £10,000 limit, consideration should be made to the suitability of carrying out more extensive works such as extensions against the availability of alternative accommodation. A case for carrying out adaptations over the checkpoint will be put to the Head of Housing Investment to justify additional works.

5. EQUALITIES IMPACT ASSESSMENT

5.1 • Does this report affect the delivery of a service   Yes
    • Has an Equality Impact Assessment been completed Yes – attached at Appendix 2.

IMPLICATIONS

6. PERSONNEL IMPLICATIONS

6.1 Derby Homes currently funds 2 job-share Occupational Therapists. This works well and this review will have no impact on this resource.

7. FINANCIAL AND BUSINESS PLAN IMPLICATIONS

7.1 By increasing the threshold on Major Adapts it is intended to reduce delays which cause our tenants more distress and utilise the full allocated funds.

8. POLICY REVIEW IMPLICATIONS

8.1 As stated this is a key policy of Derby Homes and is included in the Key Policy Review Schedule.

The areas listed below have no implications directly arising from this report:

Consultation
Financial and Business Plan
Legal and Confidentiality
Council
Environmental
Health & Safety
Risk

If Board Members or others would like to discuss this report ahead of the meeting please contact:

Name Andy Higginbottom/ Planned Maintenance Manager / 01332 888702 / Email andy.higginbottom@derbyhomes.org

Background Information: None
Supporting Information: None