

## **WELFARE ADAPTATIONS POLICY**

Report of the Director of Investment & Regeneration

### **1. SUMMARY**

It is required by the Board of Derby Homes that a review of all key policies is undertaken every three years. To comply with this requirement, a review of the above policy has been undertaken and although the majority of the policy is fit for purpose and provides a high quality of service, the issue of value for money is not addressed in the policy.

### **2. RECOMMENDATION**

That the City Board approves the adoption of the attached revised procedure, Appendix 1.

### **3. MATTER FOR CONSIDERATION**

The welfare adaptations budget is over subscribed and a backlog of referrals exists. Value for money needs to be maximised to ensure adaptations are undertaken that meet the needs of the service user and that the maximum number of service users receive adaptations.

### **4. CONSULTATION IMPLICATIONS**

Consultation with Derby City Council's Adult and Children's services has been carried out.

### **5. FINANCIAL AND BUSINESS PLAN IMPLICATIONS**

There are no financial implications however any savings achieved will be reinvested to provide adaptations for other service users.

### **6. LEGAL AND CONFIDENTIALITY IMPLICATIONS**

The Council has a duty to comply with the Chronically Sick and Disabled Persons Act 1970 and the Community Care Act 1990.

### **7. EQUALITIES IMPACT ASSESSMENT**

Is currently being undertaken.

## **8. HEALTH & SAFETY IMPLICATIONS**

Failure to effectively manage welfare adaptations could have an impact on the safety of the adult or child requiring the adaptation.

## **9. RISK IMPLICATIONS**

If the adaptations are not managed effectively there is a risk of legal action.

## **10. POLICY REVIEW IMPLICATIONS**

This is a key policy of Derby Homes and is included in the Key Policy Review Schedule. In accordance with minute 10/51 this policy will be reviewed no later than 3 years from the date of this meeting.

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

- Personnel
- Environmental

If Board members or others would like to discuss this report ahead of the meeting please contact the author, or Phil Davies, Chief Executive, [phil.davies@derbyhomes.org](mailto:phil.davies@derbyhomes.org) – Phone: 01332 888528

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Background Information: None

Supporting Information: None

## Derby Homes Welfare Adaptations Policy

### Introduction

Derby Homes receive and process welfare adaptation referrals from Derby City Council's Adult and Children's Services Department for tenants who need adaptations to their homes to assist them with living independent lives. Derby Homes will either seek suitable alternative accommodation or carry out the recommended adaptation within the budget allocation. In exceptional circumstances where a tenant refuses suitable alternative accommodation, adaptations may be refused.

### Responsibility

It is the responsibility of the Special Works Team to receive and process adaptation referrals.

### Objective

To ensure all tenants are re-housed to a suitably adapted property or the referral is implemented as quickly as possible and in the most cost effective way providing that budget provision is available.

### Purpose

The purpose of this policy is to:

- Process welfare adaptation referrals in accordance with the priority system agreed.
- Keep the tenant informed of receipt of their welfare adaptation referral.
- Keep the tenant informed of progress of their welfare adaptation referral at no more than six monthly intervals.
- Ensure the work carried out meets the required specification and is to a high standard of quality.
- Offer and encourage to re-house the tenant to a more suitable / adapted property that better meets the needs and those of family members where appropriate.
- Compensation payments linked with the cost of the adaptations will be payable:
  - + £1,000 = £500 plus removals
  - +£5,000 = £1,000 plus removals
  - +£10,000 = £2,000 plus removals
- Offer the Home Release Scheme to assist tenants with moving to a new home.
- Comply with the Disability Discrimination Act Part 3, 1995.
- Liaise with Derby City Council's Housing Options Centre and Social Services Department on re-housing issues.
- Attend a minimum of six meetings per year with Derby City Council's Housing Options Centre and Adult and Children's Services Department.
- Ensure that any referral is scrutinised to ensure it is the most cost effective solution to meet the needs of the tenant.