

**Bolsover District Council**

**Executive**

**26 April 2021**

**Adapted Accommodation – Bolsover District Council Stock**

**Report of the Portfolio Holder - Housing**

**Classification:** This report is public

**Report By:** Di Bonsor - Housing Needs Manager

**Contact Officer:** Di Bonsor

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**PURPOSE / SUMMARY**

To provide information to Members regarding the supply, management and allocation of Council owned adapted accommodation.

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**RECOMMENDATIONS**

1. To note the report
2. That the Council's Healthy, Safe, Clean and Green Scrutiny Committee include a review on Council owned adapted accommodation within their work programme

Approved by the Portfolio Holder – Cllr Sandra Peake

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**IMPLICATIONS**

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**Finance and Risk:** Yes  No

**Details:**

The report is for information only and so no financial implications

On Behalf of the Section 151 Officer

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**Legal (including Data Protection):** Yes  No

**Details:**

The report is for information only and so no legal implications

On Behalf of the Solicitor to the Council

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**Staffing:** Yes  No   
**Details:**

The report is for information only and so no staffing implications

On behalf of the Head of Paid Service

## DECISION INFORMATION

Decision Information	
<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:  <b>BDC:</b> Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <b>NEDDC:</b> Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> Please indicate which threshold applies	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Significantly Affected</b>	None
<b>Consultation:</b> Leader / Deputy Leader <input checked="" type="checkbox"/> Cabinet / Executive <input type="checkbox"/> SAMT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes  Details:

<b>Links to Council Ambition (BDC)/Council Plan (NED) priorities or Policy Framework including Climate Change, Equalities, and Economics and Health implications.</b>
Customers: Providing good quality council housing where people choose to live.

## REPORT DETAILS

### 1 Background

- 1.1 The Council has recently been approached by applicants seeking very specific accommodation as a result of having younger family members with disabilities. Although these applications are relatively rare, they have raised the issue of the

supply of family sized adapted accommodation. This report is therefore to provide information to Members regarding the supply, management and allocation of Council owned adapted accommodation.

## **2. Details of Proposal or Information**

### Supply of adapted properties

2.1 The Council has the following supply of accommodation with specific adaptations for disabled people;

- 41 – Two bedroomed bungalows
- 18 – Three bedroomed bungalows

All these adapted properties are exempt from the Right to Buy provisions so therefore can be allocated to people under the age of 60 years if required and all cases are approved by the HARP panel (Housing Application Review Panel, where specific cases can be considered and fair and transparent decisions made).

2.2 As result of the Voids Review undertaken in 2019, we now install wet rooms to vacant bungalows, if the bathroom requires replacement. This is to enhance the suitability of accommodation for those who may need adapted properties in the future.

2.3 We are continually looking to increase the supply of family sized adapted accommodation and are in a privileged position to be able to shape and design such units through our Bolsover Homes development schemes and utilise opportunities with developers through S106 agreements.

2.4 Three of the three bedroom properties referred to above are as a result of the successful identification and supply of adapted accommodation previously provided by B@Home, where three family sized bungalows were developed:- two in South Normanton and one in Shirebrook.

2.5 We are committed to include a supply of this type of accommodation on new sites being developed by our Bolsover Homes programme and are currently looking at sites in Clowne, Shirebrook and Langwith.

2.6 In addition as a result of successful negotiations with Keepmoat, where the Council has purchased properties as part of affordable housing provision through a S106 Agreement, one unit is a three bedroomed adapted bungalow for a family whose needs had been identified. Specific demand had been identified by Derbyshire County Council Occupational Therapists and we were able to shape accommodation to meet the needs of three families with severely disabled children. We also secured two, 2 bed bungalows, which are built to 'lifetime homes standard', so are suitable for people with disabilities. (See 2.8 below)

- 2.7 We continue to explore any new approaches from developers as identified by the Head of Economic Development, Regeneration and Housing Delivery. This will be informed by utilising presenting demand for that locality at the time. In these instances, we prefer to use the standard Lifetime Homes plans if possible.
- 2.8 The Council's three bedroomed family sized bungalows are built to Lifetime Homes Standard:- 119sqm, have the benefit of three double bedrooms, level access throughout, wet rooms, additional family WC, large dining kitchen (can be adapted for the specific need of the family), spacious entrance area with storage for wheelchair, driveways and family sized level patio and garden areas. In addition to these standard features, specific adaptations can be provided on advice from the Occupational Therapists i.e. hoists, wash-dry WC's, etc.
- 2.9 When looking at where we need to enhance supply of adapted properties, especially larger dwellings, we consider the demand for these type of properties and the locations of need. This information is captured in a number of ways. In most instances, families are identified by the Occupational Therapist at either Derbyshire County Council or Hospitals and they liaise with the Councils Housing Needs team on behalf of the family.

#### Allocation and Management

- 2.10 Families can apply directly to us by completing a Housing Application Form and be registered on the waiting list. The Housing Needs Team provide support with this if required and collate all the relevant supportive information from the Occupational Therapists. They are therefore aware of all such specialist need at any one time. Such specialist need is reflected in the Allocations Policy and most cases are directly approved by HARP.
- 2.11 Most families are, understandably, specific as to where they wish to be rehoused, preferring to stay in their local area, with existing support networks, schools, etc. However, occasionally, there may be no suitable accommodation available. In these instances, the Housing Needs Team discuss options with the family and the Occupational Therapist. The management of people's expectations is important and we try to ensure all agencies agree the options and support the family accordingly.
- 2.12 In terms of adaptations to existing Council Housing Stock, specific needs are discussed at a Joint Adaptation Panel meeting between DCC Disability team and Bolsover District Council held every 5 – 6 weeks (under normal circumstances) which is attended by the Housing Needs Manager and the relevant DCC Service Manager. All new standard adaptation referrals are discussed and in most cases accepted e.g. wet rooms, ramps, etc. Where major works are requested in houses, further discussions will follow with the family. In many instances a joint feasibility visit, between the Planned Repairs Inspector and the Occupational Therapist is arranged to ascertain if works can

be undertaken to our properties. In some cases alternative adapted accommodation is the best option, these are identified and options jointly discussed.

- 2.13 Major adaptations to houses are usually only undertaken when there is no option and the Occupational Therapists confirm that the works will meet the long term needs of the client. Both BDC and DCC are keen to ensure resources are effectively spent. These cases are jointly agreed where the resulting adaptations meet the needs of the family.
- 2.14 There is a very good working relationship between BDC and DCC Adult and Children’s Disabilities Team. In most cases the Occupational Therapists are realistic in their expectations. The regular Panel Meetings provide the opportunity for both teams to discuss cases and agree solutions. In addition many joint site visits are undertaken.

**3 Reasons for Recommendation**

- 3.1 The report is for information regarding the supply, allocation and management of Council owned adapted properties. It seeks to inform members and to recommend that Scrutiny review the process and prepare recommendations to Executive to further support families with needs for adapted properties within the district.

**4 Alternative Options and Reasons for Rejection**

- 4.1 The report is for information regarding the supply, allocation and management of Council owned adapted properties. It seeks to inform members and to recommend a Scrutiny review of the service area.

**DOCUMENT INFORMATION**

Appendix No	Title
N/A	
<p><b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)</p>	