

Bolsover District Council

Meeting of the Executive on 16th May 2022

Welfare Adaptations Policy

Report of Councillor Sandra Peake Portfolio Holder for Housing

Classification	This report is Public
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PURPOSE/SUMMARY OF REPORT

To consider approval of the Bolsover District Council Welfare Adaptations Policy.

REPORT DETAILS

1. Background

- 1.1 Bolsover District Council has approximately 5030 properties and is committed to providing suitable housing to meet the needs of its residents. Housing adaptations can play an important role in allowing people to live independently in comfort and safety in their own home.
- 1.2 The Welfare Adaptation Policy (“the Policy”) provides a framework for the provision of adaptations to the homes of tenants living in council accommodation. This could be in their current home or rehousing to suitable accommodation that may already be adapted and would meet their housing need.
- 1.3 For the purpose of this Policy, an adaptation refers to an alteration or addition to the property that makes it safer and easier to move around in and undertake everyday tasks.

2. Details of Proposal or Information

- 2.1 The Council has a well-established working practice and internal procedure it follows when considering and carrying out adaptations. It is considered best practice to have a policy which sets out formally what an adaptation is, how these are considered and circumstances when these may be refused. A copy of the Policy is attached at **Appendix A**.

- 2.2 The Policy provides definitions of adaptations. Minor adaptations are simple, cost effective solutions to assist a person to live independently. Examples include grab rails, small external handrails and over bath showers. These are generally, lower in value. In the last financial year the Council undertook 135 minor adaptations.
- 2.3 Major adaptations generally require structural changes to a property, for example, replacing a bath with a level access shower or wet room, hard-standing/drive ways and stair lifts. In the last financial year the Council undertook 107 major adaptations.
- 2.4 The Policy sets out who can apply and the procedure that is followed when considering requests. To be eligible for an adaptation the tenant or a member of the tenant's household must be an occupant of a BDC property using this as their permanent or principle home.
- 2.5 There may be requests where it is not considered reasonable for an adaptation to be approved. Examples of cases are provided at 4.9 of the Policy, the list is not exhaustive and each case will be assessed on its own merit but this is useful guidance and helps to ensure consistency.
- 2.6 The Council sets a budget on an annual basis to carry out adaptations for the financial year, therefore adaptation works are subject to the availability of funding. Where a significant adaptation is required, for example over £30,000, the case will be referred to the Housing Stock Management Group to determine if the adaptation is a viable option or alternative accommodation to suit the applicants need would be more practical, this is set out at 4.14 of the Policy.
- 2.7 The Policy will allow for a consistent and common approach to the management of adaptations delivered by the Council.
- 2.8 The Policy has been developed in conjunction with the Customer Services Scrutiny Committee who have recommended that it be submitted to the Executive for approval and adoption.

3. Reasons for Recommendation

- 3.1 It is considered good practice to have a policy which sets out the Council's approach to Welfare Adaptations. Having a robust policy enables the Council to make consistent decisions and to explain this process to tenants.

4 Alternative Options and Reasons for Rejection

- 4.1 The policy is considered necessary so that members of the public are aware of the adaptations we are able to undertake, the process we will follow and provides an appeals process.

RECOMMENDATION(S)

1. That Executive approve and adopt the Welfare Adaptations Policy.

IMPLICATIONS:

Finance and Risk: Yes No

Details:

There are no additional financial implications arising from this report, funding for welfare adaptations is already included in the medium term financial plan.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

There are no legal implications arising from the report or Policy.

On behalf of the Solicitor to the Council

Staffing: Yes No

Details:

There are no staffing implications arising from this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

<p>Is the decision a Key Decision? 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: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	<p>No</p>
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	<p>No</p>

<p>District Wards Significantly Affected</p>	<p>(please state which wards or state All if all wards are affected)</p>
<p>Consultation: Leader / Deputy Leader <input checked="" type="checkbox"/> Executive <input checked="" type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>Details: Customer Services Scrutiny</p>

Links to Council Ambition: Customers, Economy and Environment.

Customers – Providing excellent services

Supports Targets CUS.08 - Maintain high levels of tenant satisfaction with council housing and associated services

DOCUMENT INFORMATION

Appendix No	Title
A	Welfare Adaptations Policy

Background Papers

(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 Executive you must provide copies of the background papers).

None