

Aids and Adaptations Policy

Approved by:	<i>Group Leadership Team</i>		
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Supersedes:	Aids and Adaptations Policy 2015		

1 Introduction

1.1 Aim

A suitable, well adapted home can be the defining factor in enabling a disabled person to live well and independently. At a time of financial constraints and policy change, delivering help with home adaptations in the most efficient and effective ways and making best use of scarce resources is more important than ever.

The purpose of an adaptation is to modify the home environment in order to restore or enable independent living, privacy, confidence and dignity for individuals and their families. Our focus is therefore on identifying and implementing an individualised solution to enable a person living within a disabling home environment to use their home more effectively rather than on the physical adaptation itself. This reflects the social model of disability which views disability as arising from the barriers presented by society and the built environment rather than being inherent in the person themselves. The model recognises that whilst people have physical, sensory, learning ability and psychological differences, these do not have to result in disability unless society fails to take account of these, and makes the necessary adjustments to ensure the inclusion of the individual, regardless of those differences.

1.2 Scope

This policy is applicable to Aster tenants with the exception of those tenants wishing to transfer to alternative accommodation and those in temporary accommodation.

1.3 Corporate Plan

This policy links to the Corporate objectives of “providing good, reliable and efficient services to our customers” and ‘enabling people to live safely and independently in their own homes’.

1.4 **Outcomes/Benefit(s)**

Anticipated outcomes/benefit(s) of realising the policy is to enable our customers to live independently in their home whilst also improving wellbeing, physical and mental health, improved social inclusion, privacy and dignity.

1.5 **Compliance Framework**

We will follow the legal and regulatory framework and good practice which impacts on this policy.

These include the Housing Regulators Home standard; Home Housing Grants, Construction and Regeneration Act 1996: Mandatory Disabled Facilities Grant; Housing Act 1985; Decent Homes Standard 2006; Chronically Sick and Person with Disabilities Act 1970: NHS and Community Care Act 1990; Equality Act 2010; The Persons with disabilities, Consultation and Representation Act 1986; The Community Care (Delayed Discharges) Act 2003 and the Carers and Disabled Children Act 2000.

2 Policy statement

- 2.1 Subject to the criteria for provision detailed in the aids and adaptations procedure:
- 2.2 We will carry out minor adaptation works up to the value of £1,625 to all Aster/Synergy properties for customers with disabilities to help them live more comfortably in their own home.
- 2.3 We will carry out major works between the value of £1,625 and £3,800, subject to an annual increase in line with inflation, to all Aster/Synergy properties.
- 2.4 We will refer all major works above the threshold of £3,800, (on a case by case basis) subject to an increase in line with inflation, to the Local Authority for consideration of a Disabled Facility Grant.
- 2.5. We will not install Major adaptations to properties where customers are registered on a transfer list, exchange list, right to buy. However, they may be eligible for minor works up to the value of £1,625. Any work over this value shall not normally be permitted, but may be considered in exceptional circumstances on a case by case basis.
- 2.6 We will not install major adaptations for customers who are in temporary or private sector leased properties.

- 2.7 We reserve the right to require customers to transfer to suitable alternative accommodation, where appropriate. In some circumstances a transfer to more suitable accommodation may be a better solution for the customer, as well as ensuring the best use of Synergy Housing's & Aster Communities housing stock.
- 2.8 We will carry out adaptations to properties following an assessment of what is reasonable and practical to adjust.
- 2.9 Where it is necessary to move a customer to suitable alternative accommodation, we will work closely with the local authorities and a proportion of reasonable moving expenses may be paid for out of the aids and adaptations budget.

3 Related Policies

- 3.1 Related policies:
- Repairs and Maintenance Policy 2017
 - Health and Safety Policy 2018
 - Equality and Diversity Policy 2016
 - Lettings policy 2017
 - Tenancy policy 2017

4 Reference documents

- 4.1 Delivering Housing Adaptations for Disabled People – a Detailed Guide to legislation, guidance and good practice - Homes adaptations Consortium October 2013
- 4.2 Disables Facilities Grants for home adaptations – House of Commons Library December 2016.