

Freedom of Information Questionnaire

FOI Request – Council Housing Adaptations. May 2024.

Ref	Question	Response by LA
1	For disabled tenants living in your retained Council Housing stock who need home adaptations, do you operate a grant process equivalent to the Disabled Facilities Grant (DFG) in other tenures?	No
1B	If 'No', how do tenants request / apply for home adaptations?	Via the various Occupational Therapy services direct to the council
2	Is the team that manage the requests part of the local authority, and what is the name of the team?	Yes Team Name: Property Assets
3	If you have a published policy on adaptation in your retained council stock, please provide the website link	The Council has no published policy. Policy is currently being reviewed.
4	Where a disabled tenant living in your retained Council Housing stock requests adaptations costing more than £1,000, is their request means tested?	No
4A	If 'Yes', what was the total value of your tenants' assessed financial contributions (following a means test) for all completed adaptations in 2023/24?	Not applicable
5	Are these adaptations generally funded from your Housing Revenue Account (HRA)?	Yes
5A	If 'Yes', how much did your local authority spend on these home adaptations from your HRA in 2023/24.	£616,860
5B	And what was the average cost of adaptations per home that you adapted in 2023/24?	£1,822
6	What percentage of requests / applications for these adaptations costing more than £1,000, were assessed/referred by an Occupational Therapist (OT) in 2023/24?	100%
7	Do you keep a register of the adapted / accessible homes in your retained Council housing stock?	Yes

8	In 2023/24 how many home adaptations costing more than £1,000 did you provide for Council Housing tenants in total.	89
9	In 2023/24 how many home adaptations costing more than £1,000 did you provide for Council Housing tenants where the disabled person was:	
	Aged 18 or under	This information is not recorded
	Aged 18 to 65	This information is not recorded
	Aged 66 and over	This information is not recorded
10	In 2023/24 how many home adaptations did you provide for Council Housing tenants, where the total cost was:	
	Between £1,000 and £5,000	33
	Between £5,001 and £15,000	54
	Between £15,001 and £29,999	1
	£30,000 or more	1
10	For 2016/17 how many requests / referrals for home adaptations for Council Housing tenants were refused?	2016/17 – not held as stock was managed by an ALMO As the rest of your request relates to 2023/24 the number for that year is 71
10A	What is your policy on refusing adaptations for disabled tenants within your retained housing stock?	<ul style="list-style-type: none"> • Where a resident or their family is deemed to be under occupying by two or more bedrooms. • Where a resident or their family are overcrowding and there is every likelihood that they would be rehoused in a suitable alternative property within 24 months (except in exceptional circumstances). • Where they are waiting for a transfer to another property. • Where the adaptation is unreasonable (indicative examples: the cost of the adaptation is abnormally expensive, structural alterations beyond those

		<p>previously described are necessary to facilitate the adaptation, installing a level access shower to a flat above ground floor which cannot be accessed by an existing lift, where the residents needs can be met through amendment of the original proposal / recommendation, such as fencing a proportion of a garden rather than the entire garden or using a ground floor second reception room as a bedroom, where it requires alteration to common areas and this would have fire, health and safety implications or it would impact upon the use of the common area by other residents).</p> <ul style="list-style-type: none">• Where there is suitable alternative adapted, part adapted accommodation or where it is considered likely that a suitable property will become available within 12 months of the request being made.• Where an adaptation would adversely affect the council's ability to make the best use of the stock and to relet the property in the future without removing or altering the adaptation(s).• Where the cost of the adaptation exceeds the equivalent maximum value applied to a DFG.• Where the residents' requirements are such that further adaptations will be required within 24 months and during that time it is considered likely that alternative suitable accommodation will be available.• Where an adaptation would place others at risk (e.g. a communal stair lift with no alternative access for other first floor residents).
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		<ul style="list-style-type: none"> • Where a resident leaves a property (through their own choice or through eviction) that has previously been adapted for their needs within 5 years of any adaptation having been completed. • Where the property is unsuitable for adaptation due to its construction form or type. • Where the Client Council does not own the property. • Where the property is used for temporary housing. • Where the Client Council intends to dispose of the property within the next 36 months. • Where the property forms part of a redevelopment proposal. • Where the property is subject to structural movement or environmental monitoring.
11	For home adaptations costing more than £1,000 in your retained housing stock which were completed during 2023/24, please provide the following average (mean) timescales for the following. All in working days.	
	Time from receiving a referral from social services (OT) until the date of the grant application / request for approval	64 working days
	Time from the grant application / request from approval until that date when the grant / works were approved	Not applicable
	Time from approval until the adaptation works were completed	157 working days