AIDS AND ADAPTATIONS POLICY

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AIDS AND ADAPTATIONS POLICY

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AIDS AND ADAPTATIONS POLICY

1.0 Statement

Radcliffe Housing Society (RHS) is committed to promoting choice for independent living for existing residents and applicants for housing who have a disability.

2.0 Aims

To make best use of the existing adapted properties, and work in closer partnership with external agencies to provide a fair and accessible aids and adaptations service.

3.0 Objectives

3.1 The statutory responsibility for the funding of adaptations is the duty of the Local Authority. Our residents are entitled to apply for a Disabled Facilities Grant (DFG) through the Local Authority under the terms of the Housing Grants Construction and Regeneration Act 1966.

3.2 This Policy is to ensure we comply with any legislation relevant to the provision of aids and adaptations services.

3.3 This Policy does not cover mobility vehicles or their storage.

4.0 Legislation

4.1 The main provisions of the legislation are set out within The Equality Act 2010, defines who should be considered as disabled and requires RHS to take account of a persons' disabilities, even if this means treating disabled people more favourably.

4.2 There are two requirements under the Act:

- Providing auxiliary aids and services
- Changing provisions, criteria or practices (eg allowing a disabled person who uses an assistance dog to take a property that might otherwise have stipulated "no dogs")

4.3 There is no legal requirement under the Equality Act 2010 for RHS to make any changes which would consist of or include the removal or alteration of a physical feature of the property which includes:

- Any features arising from the design or construction of a building
- Any feature of any approach to exit from or access to a building
- Any fixtures or fitting in or on a property
- Any other physical element or quality

4.4 Finding the best solution for our residents can take time, so if residents are having difficulties within the home, residents are encouraged to contact us for support and advice.

4.5 Adaptations are only one way to help our residents remain independent within the home. We will also consider other options, including working with Local Authorities to find residents more suitable accommodation.

5.0 Criteria

5.1 Any resident can apply for an adaptation if they have a long-term illness, disability or impairment.

5.2 This is a discretionary service, and we have no legal requirement to provide equipment or adaptations. We will ask for most adaptation requests to be supported by Local Authorities, health professionals and charities, who will have assessed the property and its suitability for such adaptation(s). Below are limited examples of what we would consider minor or major adaptations:

Minor adaptations	Major adaptations:
Grab rails, handrails and stair handrails	Through floor lifts
Provision of suitable taps, door handles, sockets, lever taps etc	Stairlifts
Flashing doorbells and smoke detector alerts	Specially adapted kitchens, bathrooms, level access showers
Window opening equipment	Widening of doors and windows
Door entry systems	Fixed ramps and adaptable external facilities
Door threshold ramps, alterations to thresholds or paths for easier access	Wash and dry toilets

5.3 We do not provide adaptations for leaseholders or residents who are temporarily housed. Residents of these tenures can apply to their Local Council for funding, but must obtain our permission, before installing any adaptations.

5.4 We will not normally fund equipment and adaptations in communal areas. We will consider reasonable adjustments, for example to improve accessibility into one of our properties.

5.5 If we refuse an application, we'll let you know why and will explore other options for you. Some examples of a refusal of an application could include, but not limited to; the home is due for disposal, or a major refurbishment within a year, there is limited time left on your tenancy etc.

5.6 If you are unhappy with our decision, you can ask for a review under our Complaints Policy.

6.0 Considerations

6.1 We will discuss your needs with you. Minor adaptations may be installed without the need for further assessment. However, if advice is needed, we will refer you to seek support from an Occupational Therapist.

6.2 If the adaptation requested exceeds £1,500, we will consider this as a major adaptation and our residents will need a recommendation from an Occupational Therapist, to apply for a Disabled Facilities Grant (DFG).

6.3 Before adaptations and equipment are installed, we'll make sure residents are aware of their responsibilities. There could be a likelihood for potential service charge costs for maintenance, inspections, insurance or servicing. If residents do not pay an applicable service charge cost for any equipment installed, we may stop maintaining equipment.

7.0 Making best use of adaptations

7.1 We are committed to promoting choice for independent living for its existing residents and applicants who have a disability or require an aid or adaptation. We do this by allocating a budget for aids and adaptations annually, to assist Local Authorities to carry out their statutory duties.

7.2 We will record adaptations on our systems to ensure if we are to allocate a home, we meet the needs of the applicant to ensure suitability for the property.

7.3 We will consider our residents' housing options prior to any aids or adaptations being agreed, especially where there is a significant and structural change to the property such as a request for an extension, or a through-floor lift.

7.4 We may refuse a request for a resident to mutual exchange their home with another party if the home is adapted, which doesn't meet the need of the incoming applicant.

8.0 Review

8.1 We will review this Policy if there are changes to legislation, regulation, best practice and to suit our operational needs.