

Policy Disabled Adaptations

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The current version of this procedure is available on the SHG Intranet site

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1. Definition

For the purpose of this policy a disabled adaptation is a physical improvement, addition or alteration to an existing property, belonging to the Association, that will allow a disabled or elderly resident to continue to enjoy the home in which they live.

The Disability Discrimination Act 1995 defines a disabled person as someone who has a physical or mental impairment that has a substantial and long-term adverse effect on his or her ability to carry out normal day-to-day activities.

The categories of work covered by this policy can be divided into two groups; 'minor works/adaptations' and 'major alterations'. Examples of which are detailed in the guidance document "Minor Adaptations without Delay: A Practical Guide and Technical Specifications for Housing Associations".

This policy on its own does not cover the range of services aimed at promoting Equality and Diversity (including disability). This policy only applies to those with a physical disability.

2. Aims

The Association complies with the guidance, recommendations and duties of a landlord, as set out by the Disability Discrimination Act (DDA) 1995.

The Association supports the principles, and will adopt the guidance of The College of Occupational Therapists and the Housing Corporation as set out in their guidance note 'Minor Adaptations without delay'.

The Association will give consideration to the needs of elderly and disabled people when drawing up plans for the development, maintenance and improvement of homes.

The Association is committed to enabling older and disabled people maintain their independence and to ensuring their homes are safe and convenient to use.

The Association will work with local authorities and other agencies to determine and provide the most appropriate level of adaptation work and funding arrangements.

The Association aims to provide early and simple interventions (minor adaptations) that support the prevention of accidents in the homes of elderly and disabled residents.

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3. Repairs and Maintenance

To comply with relevant legal requirements and guidance the Association will carry out the following activities:

Requests for minor works/adaptations will be assessed by the designated competent officer of the Association and where approved, and less than £1,500 will be carried out 'without delay'.

Where major alterations exceeding £1,500 are required the designated competent officer will liaise with the relevant local authority, social services department or Home Improvement Agency for Disabled Facilities Grant funding.

Where planned major repairs are due to be carried out to a property occupied by an elderly or disabled resident the Association's designated officer will, subject to affordability, incorporate the individuals requirements into the work specification.

The Association's designated competent officer will provide advice to residents wishing to carry out adaptations at their own expense.

When an existing property, adapted for a disabled person, becomes empty every effort will be made to re-let the property to a person who would benefit from the adaptations.

4. Regulations and Legal Requirements

- Minor Adaptations without Delay: A Practical Guide and Technical Specifications for Housing Associations.
- The Disability Discrimination Act 1995.
- The Disability Discrimination (Premises) Regulations 2006.
- The 2006 code of practice on access of the Disability Rights Commission (DRC)
- Housing Corporation, Regulatory Code, section 2.7

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5. Review Date

This policy will be reviewed again in July 2010 or earlier should the regulations or legal requirements change.

6. Procedures

Procedures to support this policy will be operational by 31 August 2007.

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