



Wear Valley District Council

Regeneration Department

Public Sector Disabled Adaptation Policy

The Regeneration Department is
committed to providing the
best possible service to the
customers of Wear Valley

This policy will assist customers to
remain in their home as their
needs change.

Public Sector Disabled Adaptations

Wear Valley District Council are fully committed to providing a service which helps enable its customers remain in their home throughout their life. A customers needs may change over this period and in some circumstances the customer may require that their property be adapted to meet their needs.

1 Financial Information

- 1.1 There is no upper grant aid limit for works to Council owned properties. Any work that has a cost of £10,000 or less will be carried out as a routine adaptation and will be completed in line with this policy.
- 1.2 Any work that is expected to go over £10,000 will be discussed with the relevant colleague tenant within the Housing Services Department and the tenant to establish if a move to an alternative property may be more beneficial and where appropriate the needs of the disabled occupant will be taken fully into account.

2 Eligibility Criteria

- 2.1 That the relevant works are necessary and appropriate to meet the needs of the disabled occupant, and is supported by a referral from the Social Services Department, Durham County Council.
- 2.2 It must be reasonable and practicable to carry out the relevant works having regard to the age, value and condition of the dwelling or building. In reaching a decision on whether or not it is reasonable and practical to carry out the work.
 - i) Any architectural and structural characteristics of the dwelling which may render certain types of adaptations inappropriate.
 - ii) The practicalities of carrying out adaptations to properties with narrow doorways, halls and passages or narrow and / or steep flights of steps or stairs. These may make wheelchair use in and around the dwelling difficult, making continued occupation of the dwelling open to question.
 - iii) Conservation and planning considerations and restraints.
 - iv) The impact on other occupants of proposed works, which will reduce or limit the existing facilities or amenities of the dwelling. In this respect, a material consideration will be whether the property (post adapted) will become overcrowded. Wherever possible, adaptations should be accommodated via internal conversion works, rather than by property extensions. Other occupants will be expected to utilise living rooms and/or dining rooms for sleeping purposes, if applicable.

3. Eligible Works

3.1 Disabled Adaptation Work

- i) facilitating access by the disabled occupant to and from the dwelling or the building in which the dwelling is situated.
- ii) Making the dwelling or building safe for the disabled occupant and other persons residing in the property.
- iii) Facilitating access by the disabled occupant to a room used or usable as the principal family room.
- iv) Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room used or usable for sleeping.

- v) Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room in which there is a lavatory or facilitating the use by the disabled occupant of such a facility.
- vi) Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room in which there is a bath or shower (or both), or facilitating the use by the disabled occupant of such a facility.
- vii) Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room in which there is a wash hand basin, or facilitating the use by the disabled occupant of such a facility.
- viii) Facilitating the preparation and cooking of food by the disabled occupant.
- ix) Improving any heating system in the dwelling to meet the needs of the disabled occupant or, if there is no existing heating system in the dwelling or any such system is unsuitable for use by the disabled occupant, providing a heating system suitable to meet the occupants needs.
- x) Facilitating the use of a disabled occupant of a source of power, light or heat by altering the position of one or more means of access to or control of that source or by providing additional means of control.
- xi) Facilitating access and movement by the disabled occupant around the dwelling in order to enable him to care for a person who is normally resident in the dwelling and is in need of such care.
- xii) Such other purposes as may be specified by order of the secretary of state.

In this part, dwelling includes park homes and houseboats where they are the only main residence of the applicant

3.2 In respect to the works mentioned above, the adaptation proposal shall take into account the medical prognosis of the disabled person, particularly where the prognosis implies degeneration in the short term. In these cases, extensive works may be impractical and alternative measures may be considered which aid the comfort and well being of the disabled person. Where this arises, the full co-operation of Social Services and the disabled person must be sought.

3.3 Limitations to Works

- i) Work will not be carried out to adapt a customer's property if they have been offered an alternative property that will meet the needs of the customer. When making an offer of an alternative property this will be done in partnership with the Durham County Council Social Services Department.
- ii) Any proposal for an extension to a property will not be granted, instead an internal conversion will be considered if viable. If not viable an alternative property will be considered to meet the needs of the customer.
- i) If the property is not suitable for the required adaptation work an alternative property will be considered to meet the needs of the customer.

4.0 Prioritisation of Applicants

All customers who are referred by Durham County Council Social Services Department will be given a priority based on the Occupational Therapist Professional opinion. The applicant will be classed as either Urgent, priority 1, 2 or 3, the customers in most need being referred to as being urgent, the customer in least need being classed as priority 3.