

ALLOCATION OF ADAPTED PROPERTY POLICY

21 December 2018

Prepared by:	Alison Hinsley
Date effective from:	21/12/2018
Policy approved by:	Simon Welch
Review Date:	21/12/2021

EIA Required?	<input type="checkbox"/>
EIA Completed?	<input type="checkbox"/>
Revision number:	002
Lead officer:	Anne-Marie Heil

1 INTRODUCTION

- 1.1 Stockport Homes (SHG) is committed to ensuring that customers who experience health problems and/or have disabilities can continue to live safely and independently in homes that are adapted to meet their needs.
- 1.2 In order to meet this commitment, SHG will ensure that the resources available are focused on meeting need in the most efficient and effective way and will do this in accordance with Stockport Council's Allocations Policy.
- 1.3 Customers who are full time wheelchair users will register on the Choice Based Lettings (CBL) system but will be prioritised for the allocation of a suitable adapted property by the Adapted Property Panel (APP).

2 STRATEGIC LINKS

2.1 This Policy links to the following:-

- Housing Act 1996
- Equality Act 2010
- Localism Act 2011
- Care Act 2014
- Stockport Council's Allocations Policy
- SHG's mission of, One team, transforming lives.
- SHG's ASPIRE values of 'ambition'..... To create brilliant outcomes for our customers, and 'social responsibility'..... to build our communities and empower people

3 KEY FEATURES OF THE POLICY

3.1 SHG believes that the best use should be made of limited housing stock and that it should be allocated in a fair and transparent way, according to need.

3.2 In most instances the allocation of property is dealt with via the CBL system. Exceptionally, a small number of wheelchair accessible properties in the housing stock will be allocated prior to release to the CBL system by the APP to disabled customers registered on the Adapted Homes Register (AHR) which is managed by SHG

3.3 Decisions about allocation of wheelchair accessible property are made by the APP based on need, risk, and the type of adaptations required by customers on the AHR. Members of the APP are representatives from SHG and Stockport Council's Adult Social Care Directorate.

3.4 A wheelchair accessible property is defined as a property with level or ramped access plus one or more major adaptations¹. A major adaptation is one that costs £500 or more to install (for example, a level access shower, a stair lift or a through floor lift)².

3.5 To assist and guide working practice the definition of “wheelchair accessible” can be refined such that a wheelchair accessible property should have:

- Level or ramped access to at least one entrance of the property.
- Level access to all major living floor rooms.
- An accessible WC and bathroom on the same level as the entrance to the property (or lift access to an accessible WC and bathroom on another floor).

3.6 The APP will also give consideration to the availability of off-street or unrestricted on street parking when allocating a wheel-chair accessible property though the absence of such will not preclude a property being allocated by the APP.

3.7 An adapted property will include at least one major adaptation but does not necessarily have level or ramped access.

4 EQUALITY IMPACT ASSESSMENT

- 4.1 An Equality Impact Screening Form has been completed and it has been determined that a full EIA is not required as this policy complies with the public sector Equality Duty and positively supports people who share a protected characteristic.

5 OWNERSHIP, MONITORING AND REVIEW

- 5.1 The Policy is owned by the Neighbourhoods and Support Directorate and will be monitored by the Neighbourhoods and Support Policy Review Group through the schedule for review.
- 5.2 -Any queries with the policy should be forwarded to the Policy and Performance Officer on 0161 474 4559.

¹ SHG Adaptations Policy

² Stockport Council Major Adaptation Policy 2011