



Aids and Adaptations Policy

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Policy Statement

Empower Housing Association (EHA) is committed to providing high quality Aids and Adaptations to assist tenants to live independently and safely in their homes for as long as possible, with minimum intrusion or intervention. This policy will provide clear and concise guidance on how EHA will deal effectively with requests for Aids and Adaptations, either directly or in partnership with the relevant Local Authority.

Our Approach

This policy recognises the different approaches each Local Authority has in administering its statutory responsibilities in terms of funding and delivering Aids and Adaptations.

Where a Local Authority offers a DFG, a grant application will be made by the resident. Where the Local Authority is responsible for the total value of the adaptation, permission must be sought from the owner prior to any adaptation taking place so it can assess the reasonableness of the request and consider any tenancy related matters that may influence the decision. This should be reported through EHA.

During development of our properties EHA work closely with the tenant and care team, considering all aspects of any aids and adaptations required. A 'pen picture' is produced before the design stage highlighting any possible aids and adaptations required for that particular tenant.

In some circumstances it may be reasonable to meet the tenants needs by asking them to consider moving to another property. For example:

- Where it would be more cost effective to provide the adaptation in another property either benefiting from an existing adaptation or is likely to be available (void property) within a reasonable period of time.
- Where it is considered likely that a resident will need to or wish to move to other accommodation within the foreseeable future to meet longer term housing needs.
- Where the property is under occupied, and it is considered there would be demand for the property from larger households.

In all such circumstances, the option of a transfer will be discussed with the tenant and care team and their views considered before a decision is made. Assistance with the transfer will be provided if required.

Legislation and Regulation

This policy operates within the context of the following legal and regulatory frameworks:

- Data Protection Act (2018)
- The Regulatory framework for social housing (2012)
- Equalities Act (2010)
- The Care Act (2014)
- Housing Act (1980) and (1995)
- The Human Rights Act (1998)
- Delivering Housing Adaptations for Disabled People: A Good Practice Guide (2006)
- Minor Adaptations without Delay: a Practical Guide & Technical Specification for Housing Associations (2006) 8 Related Policies an