



OCHIL VIEW
— Housing Association Ltd. —

Adaptations And Your Home

(Information for Applicants)



What is an Adaptation?



An adaptation is a change that can be made that can help you or a member of your household, live more safely, independently and more comfortable in your own home.

If you are finding it difficult to move around and do everyday tasks within your home due to your age, a long-term health condition or disability then getting adaptations done to your home may be a good option for you.

This guide provides information on what options may be available to you.

You will need to consider the type of adaptations that you require and whether or not you need permission to carry them out.

There are also some grants available to pay for these adaptations, depending on your circumstances.

Information contained within this guide has been provided by Shelter Scotland's website. For further information on the options noted in this leaflet please go to:-

https://scotland.shelter.org.uk/housing_advice/repairs/adapting_your_home

We hope that you find the information in this guide useful and it helps you consider the options available to you.

Types of Adaptations?

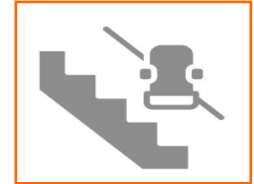
Minor Adaptations



These can include : -

- Fitting handrails at steps or stairs
- Grab rails for your bath or shower
- Changing the position or types of power points and taps
- Fitting aids for people with poor eyesight or hearing for example, flashing door bells and smoke detectors

Major Adaptations



This involves work which is more complex such as:-

- Walk in showers
- Wet floor showers
- Ramps
- Hoists
- Stairlifts

Council/Housing Association Tenants



Should contact their landlord to discuss the options available.

There are many adaptations that do not involve making any major changes to the property itself such as, getting a ramp or a raised toilet seat. These are known as 'auxiliary aids' and it is likely that your landlord will provide them for you, or some equipment can be provided by the contacting the Councils Social Services Department.

If you require a larger adaptation such as removing a bath and replacing it with a level access shower then your landlord will require a Community Care Assessment which, is normally carried out by an Occupational Therapist from your Council's Social Work Department. They will assess how you manage day-to-day living and advise on any support you need, including any equipment and home adaptations. If they recommend any home adaptations to your property this assessment will be sent to your landlord.

Housing Associations do get additional funding each year from the Scottish Government to pay for adaptations to their properties. This funding is called Stage 3 funding. Your landlord only gets a certain amount of Stage 3 funding each year, so you may have to wait for the adaptations to be completed. If you find it easier and more convenient to carry out the adaptations yourself then you can write to your landlord and ask for permission.

In making the decision on whether to allow you to proceed with any adaptation your landlord will have to consider various things such as: -

- your safety and the safety of anyone who lives with you or near you
- any costs your landlord may incur as a result of the adaptations
- whether the work is likely to reduce the value of the property or make it less suitable for letting or sale in the future
- whether the adaptations will have an effect on the size of the accommodation
- how well the adaptation you request will meet your needs
- the effect on your well-being if the adaptation isn't carried out
- how disruptive the work will be for your neighbours
- whether the work will comply with planning permission and building standards requirements
- whether it will be possible or necessary to put the property back to the way it was before the work was done.

Your landlord will not withhold their consent unreasonably however, if they do say no then you can appeal against this decision. Information on this process can be obtained from your landlord.

Ochil View Housing Association Tenants



Please refer to pages 4 & 5 (Council/Housing Association Tenants)

If you are an Ochil View tenant you can view our Adaptions Policy here:-

https://www.ochilviewha.co.uk/uploaded/portal/secure_files/adaptations_policy_2023.pdf

For specific diagnoses such as dementia the Association will undertake a risk assessment of your property post-diagnosis in line with our Housing & Dementia Self-Assessment Framework. This will allow us to provide specific tailored advice on the suitability of any adaptations to your home so that we can ensure they best meet your needs. For these adaptations, we will follow the guidelines for any self-referral, including providing information to, and asking an Occupational Therapist to approve any recommendations.

You can contact us at customerservices@ochilviewha.co.uk or by calling us on 01259 722899.

Private Rented Tenants



If you rent your home from a private landlord, you will need to ask their permission to make adaptations.

Your landlord cannot refuse consent unreasonably as this can be seen as discrimination. The Equality Act 2010 grants rights to disabled people for landlords to make necessary changes to their homes. This is called the duty to make reasonable adjustments.

There are some adaptations that may not involve making changes to the property itself, for example, getting a ramp or a raised seat for your loo. These are known as 'auxiliary aids', and it's likely that your landlord will need to provide them for you, if you ask or equipment can be provided by contacting your Council, Social Services Department.

Other adaptations, such as a stairlift or handrails, will involve making changes to the property itself. In this case you will need to get your landlord's permission to carry out the adaptations. Firstly, you should write to your landlord explaining what work you need to do and why.

You may also find it helpful to get advice from an Occupational Therapist or Health Worker as they will suggest adaptations that help you get the most out of your home. However, you don't need to get social work involved if you don't want to - your landlord must still consider your request.

When considering your application, your landlord can take into account:-

- what your disability is
- whether the work proposed is really necessary to make your home suitable for a disabled person (for example, is it necessary to build a toilet on the ground floor? Could a stairlift be installed more easily instead?)
- your safety and the safety of anyone who lives with you or near you
- the costs the landlord may incur, as a result of the adaptations

Private Rented Tenants Continued ...

- whether the work is likely to reduce the value of the property or make it less suitable for letting or sale in the future
- the nature of your disability and how it affects you
- whether the property could be put back to its original condition when you move out
- how well the adaptation you request will meet your needs
- the effect on your well-being if the adaptation isn't carried out
- your ability to pay for the work
- what kind of tenancy you have
- the length of time you're likely to live in the property
- how much work is involved
- how disruptive the work will be for your neighbours
- whether the work will comply with planning permission and building standards requirements
- whether it will be possible or necessary to put the property back to the way it was before the work was done
- the Code of Practice issued by the Equality and Human Rights Commission (EHRC)

The first two instances don't apply if you wish to carry out work under the energy assistance package

When your landlord has made their decision, they should write to you to let you know. If the answer is yes, they should outline any conditions attached and let you know why they are imposing these conditions.

If the answer is No, they must let you know why. In both cases, your landlord must let you know how you can appeal against their decision.

You may wish to seek advice from a disability rights centre or Shelter Advice Centre, who may be able to negotiate with your landlord on your behalf.

Homeowners



If you own your home, you may still need to get consent to carry out adaptations. You can firstly ask your Council's Occupational Therapy or Social Work Department to carry out a care assessment to recommend any changes that could be made to help you live independently more easily. However, it may take time to get an appointment.

If the adaptations are extensive (for example, if you're putting in a new bathroom or wet room) it's a good idea to get advice from an architect first. Larger problems may involve several different contractors (for example you may need a plumber, a builder and a joiner to put in a new bathroom), an architect will be able to co-ordinate the work for you.

If the adaptations are substantial, you may need to get planning permission and or a building warrant from the Council.

More information can be found on Shelter Scotland's website https://scotland.shelter.org.uk/housing_advice/repairs/adapting_your_home

Private Housing Assistance Scheme

There is also a range of assistance available from the Council to private tenants or homeowners if they require adaptations. This is through a scheme called Private Housing Assistance Scheme. There are 3 main types of assistance available: -

- **Advice & Information** – how to maintain your home, adaptation advice and how to raise funds to carry out works
- **Practical Assistance** – this could be to help with complicated issues such as common ownership or inspections
- **Financial Assistance** – there are grants available to Private Tenants and Homeowners who meet the criteria for eligible adaptations

Please contact your local Council for more information on the Private Housing Assistance Scheme.

What If I Can't Adapt My Current Home?

If it is not possible to adapt your current home to meet your needs then you should contact the Council and Housing Associations in your area to find out more on how to apply for a move on medical grounds.

Ochil View Housing Association operate a digital choice based letting systems called **These Homes**.

We would encourage you to complete an application online which, includes a section on moving due to medical grounds. If you already have a registration with These Homes, then you can access your registration and update the section on medical priority at www.thesehomes.com

If you require further information on registering with These Homes then please contact Donna Phillips, Housing Services Assistant (Housing Options) at housing@ochilviewha.co.uk or by calling 01259722899

Can I Remain In My Home Whilst Adaptations Are Being Carried Out?

If you need to move out your home whilst major work is being carried out the Housing Scotland Act (2014) introduced a new ground which, enables social rented landlords to grant a Short Secure Tenancy to homeowners where they have a short term, temporary housing need and require time to sort out their permanent housing arrangements including adapting their property due to medical needs. If you are in this situation you should contact your local Council or Housing Associations for further information.

Useful Contacts

Clackmannanshire


Adult Care Services

Kilncraigs,

Greenside Street,

Alloa,

FK10 1EB

 01259 452498/450000

 adultcare@clacks.gov.uk

Fife


Social Work Services

New City House,

1 Edgar Street,

Dunfermline

KY12 7EP

 03451 55 15 03

Fife Community Equipment Store (FCES)


Fife Council Bankhead Central,

Bankhead Park,

Glenrothes,

Fife

KY7 6GH

 01592 583252