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| TITLE*Name/description of the issue being assessed* |  Adaptations Policy |
| DATE *Date the DIA is completed* | Published: April Reviewed June 2020 |
| LEAD OFFICER*Name and title of person responsible for carrying out the DIA*. | Aisling Sims – Policy and Partnerships Manager |
| 1. Summary description of the proposed change
* *What is the change to policy/service/new project that is being proposed?*
* *How does it compare with the current situation?*
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| It is proposed to change the existing Adaptations Policy to reflect that major adaptations will not be carried out in properties that are under occupied.  |
| 1. Summary of evidence used to support this assessment
* *Eg: Feedback from consultation, performance information, service user records etc.*
* *Eg: Comparison of service user profile with Medway Community Profile*
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| Year | Number of adaptations completed |
| --- | --- |
| 2019/20 | 15 |
| 2018/19 | 19 |
| 2017/18 | 33 |

 Over the past 3 reporting years, a total of 67 properties have had adaptations completed. This represents about 1% of the current total stock.This shows that the service is responding to the needs of residents and helping tenants live independently for longer. In 2016 the decision was made to not install adaptations at under occupied properties ensuring the stock is used effectively and households are well suited to the type of property. |
| What is the likely impact of the proposed change?*Is it likely to :** *Adversely impact on one or more of the protected characteristic groups?*
* *Advance equality of opportunity for one or more of the protected characteristic groups?*
* *Foster good relations between people who share a protected characteristic and those who don’t? (insert* ✓ *in one or more boxes)*
 |
| **Protected characteristic groups** | **Adverse impact** | **Advance equality** | **Foster good relations** |
| **Age**  | *✓* |  |  |
| **Disabilty** | *✓* |  |  |
| **Gender reassignment**  |  |  |  |
| **Marriage/civil partnership** |  |  |  |
| **Pregnancy/maternity** |  |  |  |
| **Race** |  |  |  |
| Religion/belief |  |  |  |
| **Sex** |  |  |  |
| **Sexual orientation** |  |  |  |
| **Low income groups** | *✓* |  |  |
| 1. Summary of the likely impacts
* *Who will be affected?*
* *How will they be affected?*
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| The size criteria only effects tenants that are of working age, so it is not expected that the change in this policy will directly negatively impact on older residents. However it is acknowledged that people of non working age are more likely to require an adaptation to their property. In these circumstances the council may suggest to the tenant downsizing to a smaller property, but we cannot refuse the adaptation if they meet the rest of the eligible criteria. This policy may have a negative impact on disabled council tenants who have a need for substantial adaptations, but are currently under occupying their property and are affected by the size criteria. This may result in households either needing to down size before these are installed at a more appropriate property or the tenants funding the adaptations themselves. It may also negatively impact on Low income groups who require major adaptations and are affected by the size criteria and cannot afford to pay for the adaptation themselves. In all cases the Council will use its discretion and judge the situation on its individual merit.The policy could foster good relations by ensuring tenants are matched to properties that best suit their needs. It also makes best use of the housing stock so that larger properties can be freed up for those households in need.  |
| 1. What actions can be taken to mitigate likely adverse impacts, improve equality of opportunity or foster good relations?
* *Are there alternative providers?*
* *What alternative ways can the Council provide the service?*
* *Can demand for services be managed differently?*
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| In order to mitigate the negative impacts of this policy the following actions will be implemented* If an adaptation is refused Medway Council tenants may be able to organise their own adaptations at their own expense. The Council will only refuse permission with good reason.
* We will ensure that households whom are under occupying their properties and wanting to transfer are given a high priority in HomeChoice.
* Households that downsize may be eligible for the down sizing incentives.
* If the applicant is required to make a financial contribution to the adaptation works but cannot afford it they can apply for discretionary social care funding. This is a loan (which is subject to its’ own terms and conditions of eligibility) for the works that are agreed to be ‘necessary and appropriate’ and ‘reasonable and practical’ under the legislation
* If a tenant’s home is not suitable for adaptations or they are not eligible for assistance, Medway Council will give advice on alternative solutions.
* Applicants have the right to appeal decisions made on adaptation decisions using the Medway Council complaints procedure.
* In cases where the Council refuse to carry out works as a result of under occupation, it will make a reasonable offer of suitable alternative accommodation. Applicants may also be eligible for a financial incentive for downsizing through the Tenant Incentive Scheme.
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| Action plan* *Actions to mitigate adverse impact, improve equality of opportunity or foster good relations and/or obtain new evidence*
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| Monitor the number of adaptation applications received and number completed | Policy and Partnerships Manager | Ongoing |
| Ensure households who are under occupying are identified at the earliest opportunity. | Housing Manager | Ongoing |
| The recommendation by the lead officer should be stated below. This may be:* *to proceed with the change, implementing action plan if appropriate*
* *consider alternatives*
* *gather further evidence*

*If the recommendation is to proceed with the change and there are no actions that can be taken to mitigate likely adverse impact, it is important to state why.* |
| To continue to implement the Adaptations Policy  |
| Authorisation *The authorising officer is consenting that:** *the recommendation can be implemented*
* *sufficient evidence has been obtained and appropriate mitigation is planned*
* *the Action Plan will be incorporated into service plan and monitored*
 |
| Authorising Officer | **Mark Breathwick** |
| Date  | **June 2020** |