

## Aids and Adaptations Policy

### Orwell will:

- i. Carry out aids and adaptations to the housing stock subject to budget constraints.
- ii. Carry out minor works of under £1,000 without delay, not always requiring an Occupational Therapist's recommendation.
- iii. Recognise faith-based adaptations under this policy and follow the same financial criteria for these and other disabled adaptations.
- iv. Liaise with the relevant local authority over aids and adaptation requests.
- v. Restrict referrals for works over £1,000 to those recommended by an Occupational Therapist.
- vi. Place an upper limit on any one grant claim to works not exceeding £30,000.
- vii. Introduce means testing of Orwell's Disabled Funding, passporting applicants to 100% funding if they can evidence that they are in receipt of means tested Benefit or Tax Credit or have disabled child under the age of 19 mirroring the Local Authority DFG requirement.
- viii. Pay the first £1,000 of any adaptation and thereafter require applicants who fail the means test to contribute 10% of their disposable income defined as income less housing costs, council tax and utility costs towards the cost of their adaptation.
- ix. Ensure that as far as possible all adapted properties are let to people who require such a property.
- x. Where an appropriate letting is not achievable all incoming tenants will be required to accept the property with the adaptations in place.
- xi. Avoid the installation of stairlifts in upper floor flats, preferring to work with the tenant to move onto more appropriate accommodation and fitting stair lifts as a last resort.
- xii. Always discuss with the tenant whether alternative, purpose-built accommodation would better meet their needs and work with them to achieve this move if appropriate.