



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Housing Overview and Scrutiny Committee

Monday, 8 June 2026

Report of Cabinet Member for Housing,
Councillor Virginia Moran

Aids and Adaptations Policy

Report Author

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Purpose of Report

To consult the Housing Overview and Scrutiny Committee on the new Aids and Adaptations Policy and to recommend that the policy is submitted to Cabinet for approval.

Recommendations

The Committee is asked to:

- 1. To review and provide comments on the attached new Aids and Adaptations Policy.**
- 2. Recommend that the new Aids and Adaptations Policy is submitted to Cabinet for approval.**

Decision Information

Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities? <i>(delete as appropriate)</i>	Housing Effective Council
Which wards are impacted?	(All Wards);

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 There are existing budgets in place to fund aids and adaptations which will support the implementation of the new policy.

Completed by: David Scott – Assistant Director of Finance and Deputy S151 Officer.

Legal and Governance

- 1.2 The proposed policy supports the Council's housing functions and its duties in relation to disabled tenants and residents
- 1.3 In implementing the policy, the Council must have regard to its obligations under the Equality Act 2010 and relevant housing legislation, including the need to ensure a fair and consistent approach to the provision of aids and adaptations.
- 1.4 The committee's role is advisory only. Approval of the policy in an executive matter and the final decision rests with Cabinet in accordance with the Council's constitution.

Completed by: Graham Kitchen, Director of Law and Governance (Monitoring Officer)

2. Background to the Report

- 2.1 The Regulator of Social Housing sets out the requirement in the Safety and Quality Standard that registered providers must clearly communicate to tenants and relevant organisations how they will assist tenants seeking housing adaptations where appropriate.
- 2.2 This policy sets out the approach that the Council will take in relation to requests for aids and adaptations. This policy applies to Council tenants or household members who are named on the tenancy agreement or a member of the immediate family who is permanently resident in the household. It does not apply to leaseholders, free holders, shared owners, intermediate or market rent properties.

3. Key Considerations

- 3.1 The aim of this policy is to assist tenants, where possible, to remain in their homes and communities through the provision of aids and adaptations.

The Care Act places a general duty on local authorities to promote individual wellbeing, including:

- Personal dignity
- Physical and mental health
- Control over day-to-day life
- Suitability of living accommodation

- 3.2 Local Authorities must act to prevent or delay the development of needs for care and support and ensure that policies and procedures are in place to support people to remain independent in their own homes wherever possible.
- 3.3 To receive aids and adaptations a tenant must meet the disability criteria as set out within the Housing Grants, Construction and Regeneration Act 1996.
- 3.4 Aids and adaptations are provided to improve access to the home, improve mobility or help with daily living.
- 3.5 An aid is a piece of equipment which is portable and not permanently fixed to a property. Aids are provided by Occupational Health Services and are not provided by the Council. Adaptations are permanent fixtures to a property and are funded by the Council's Housing Revenue Account subject to the conditions set out in this policy.
- 3.6 Occupational Therapists are health care professionals and will carry out an assessment of tenants needs and identify appropriate aids and adaptations in a tenant's home. Adaptations are referred to the Council to review and complete accordance with this policy.

4. Other Options Considered

- 4.1 The alternative option for the Council is to not have an Aids and Adaptation Policy in place, however this was ruled out as the Regulator for Social Housing requires that landlords must clearly communicate to tenants and relevant organisations how they will assist tenants seeking housing adaptations.

5. Reasons for the Recommendations

- 5.1 The Committee are asked to review and provide comments on the content of the new Aids and Adaptations Policy and recommend approval by Cabinet.
- 5.2. A policy for Aids and Adaptations will ensure compliance with the requirements set out by the Regulator for Social Housing in the Safety and Quality Standard.

6. Consultation

- 6.1 The Council are consulting the Housing Overview and Scrutiny Committee on the attached proposed policy, and all feedback will be used to inform the final policy draft.
- 6.2 The Council have consulted with the Lead Practitioner for Occupational Therapy at Lincolnshire County Council to ensure that our Policy complies the Local Government and Social Care Ombudsman and Care Act 2014.
- 6.3 In addition the Council are consulting with tenants on this policy, and this includes contacting all tenants who have used the aids and adaptations service over the last 2 years. The feedback will be used to update the final draft of the policy which is due to be sent to Cabinet in September 2026.

7. Appendices

- 1.1. Proposed new Aids and Adaptations Policy