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**Ref No:** EQ633653976

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**Officer Name:** Emmanuel Lynch

**Email Address:** emmanuel.lynch@ipswich.gov.uk

**Title of report:** Adaptations Policy

**Report :** This policy statement outlines the Council's approach to the provision of major adaptations within its properties. Decisions will be made based on the works being necessary and appropriate and also reasonable and practicable. This policy seeks to reflect the aspirations of the private sector housing Disabled Facilities Grant (DFG) criteria and provision with the aim, where possible, to achieve equality and fairness across tenures. The policy further aims to focus on supporting people who live in Ipswich Borough Council properties and work to improve access to quality housing for older people and people with disabilities and consider how best their housing needs can be met and supported in the long term.

**What evidence/data is being used to support this equality analysis? Please select all that apply.:** The Equality Panel, Findings from surveys, focus groups & consultations, Information from statutory partners (e.g police), Information from voluntary & community sector (e.g ISCRE, ICVS)

**Service area:** Maintenance & Contracts

**Corporate Manager:** Gavin Fisk

**Corporate Manager email:** Gavin.Fisk@ipswich.gov.uk

**Links to supporting documents where available:**

**Please upload any supporting documents:**

**What is proposed?:** The primary aim of the Adaptations Service is to enable the Council, within the financial and legislative constraints applicable to social housing, to identify housing solutions which best meet the assessed needs of tenants with disabilities and needs due to advanced age and provide a service that focuses on the individual needs of customers, their families and carers, whilst effectively managing investment in the housing stock/assets. The policy aims to supports the best use of financial resources and property assets.

**Why are the changes being introduced?:** This policy outlines Ipswich Borough Council's (IBC) approach to the provision of major adaptations within its properties for tenants with disabilities and that are ageing. Decisions will be made based on the works being necessary and appropriate and also reasonable and practicable. This policy seeks to reflect the aspirations of the private sector

housing Disabled Facilities Grant (DFG) criteria and provision with the aim, where possible, to achieve equality and fairness across tenures.

**What evidence is being used to support this Equality Impact Assessment, and how is it being used?:** Adaptation requests are submitted by an Occupational Therapist referral from Suffolk County Council which provides the tenants details and requirements which will be reviewed on an individual basis based on the needs of the tenant whilst taking due regard of any protected characteristics within the Equality Act 2010.

**How will this change be implemented?:** The new policy has been circulated to internal and external service providers and has embedded a collective input from the feedback and comments provided. The process from the policy will assess referrals submitted by Social Services, Occupational Therapist's and other health services for minor adaptations work which will be carried out on a first come, first served basis as assessed by the Occupational Therapist team for both adults and children at the Feasibility Group meeting. Only in exceptional circumstances will the Council deviate from a first come, first served basis. Major adaptations will be completed on the same basis but may take far longer to complete due to the design and statutory controls (i.e. building control) and the procurement of work that exist.

**Age:** Positive

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy will not impact or have adverse effects on age and will promote a positive impact. Referrals are requested by the Occupational Therapist who are the medically training professional person's and the works will be completed in a date order from receipt of the referral. The new policy has been designed to treat all tenants with disabilities equally and the Feasibility Group' which is a panel of Council officers from Maintenance & Contracts, Tenancy Services and Allocations team who meet monthly and will ultimately review each major adaption for eligibility and need in consultation with a representative from Suffolk County Council's Occupational Therapy team.

**Disability:** Positive

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy will not impact or have adverse effects on those with disabilities and will promote a positive impact by making adaptations and alterations within properties to create stable, sustainable, and inclusive communities. Adaptations make properties more accessible and usable for people to allow them to cope with advancing age, disability or caring responsibilities and thereby enable them to maximize their independence in their own home.

Referrals are requested by the Occupational Therapist who are the trained professional person's assessing tenant needs and the works will be completed in a date order from receipt of the referral.

**Marriage & Civil Partnership:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy aims to have no impact or adverse effects on marriage or those in civil partnerships and will promote a positive impact. The policy aims to treat all tenants needing adaptations or alterations within their home equally.

**Race:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy aims to have no impact or adverse effects on race and will promote a positive impact. The policy aims to treat all tenants needing adaptations or alterations within their home equally

**Pregnancy & Maternity:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy aims to have no impact or adverse effects on pregnant or those in maternity and will promote a positive impact. The policy aims to treat all tenants needing adaptations or alterations within their home equally.

**Religion or Belief:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy aims to have no impact or adverse effect on religion or beliefs and will promote a positive impact. The policy aims to treat all tenants needing adaptations or alterations within their home equally.

**Gender Reassignment:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy aims to have no impact or adverse effect on gender reassignment and will promote a positive impact. The policy aims to treat all tenants needing adaptations or alterations within their home equally.

**Sex:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy aims to have no impact or adverse effect on sex and will promote a positive impact. The policy aims to treat all tenants needing adaptations or alterations within their home equally.

**Sexual Orientation:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy aims to have no impact or adverse effect on sexual orientation and will promote a positive impact. The policy aims to treat all tenants needing adaptations or alterations equally.

**I can confirm the report does meet Ipswich Borough Council's equality objectives:** I can confirm the report does meet Ipswich Borough Council's equality objectives

**The report helps us to 'eliminate unlawful discrimination, harassment & victimisation' in the following way(s):** The report assists the new policy to eliminate unlawful discrimination, harassment and victimisation by treating all tenants with disabilities equally and enable them to maximize their independence in their own home by completing adaptations and alterations to facilitate this.

**The report helps us to 'advance equality of opportunity...' in the following way(s):** The report assists the new policy to promote equal opportunities by treating all tenants with disabilities equally and enable them to maximize their independence in their own home by completing

adapions and alterations to facilitate this.

**The policy helps us to 'foster good relations...' in the following way(s):**The new policy will foster good relations by treating all tenants with disabilities equally and enable them to maximize their independence in their own home by completing adapions and alterations to facilitate this.

**The new provisions will be reviewed in the following way(s):**The policy will be review annually or sooner if there are changes to legislation or circumstances that require a review.

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