

CELG(4) HA 12

Communities, Equality and Local Government Committee

Inquiry into Home Adaptations

Response from : Coastal Housing Group

Coastal Housing Group currently fund adaptations for residents up to a value of £1000. If the adaptation required is over £1000 then a physical adaptation grant is applied for.

If the grant falls within the limits for the fast track application, then on average it takes 5 weeks from the initial request from the client to the adaptation works being completed. For urgent cases this process can be shortened to 1 week.

This current system for administering the PAG grants is a great success and the Welsh Government should be proud of the system that is very responsive with the clients at the heart of the system.

The speed of the current system enables disabled people to remain in their homes and cuts down on hospital admissions and aids hospital discharge and inevitably saves health money, as the adaptations are in place quickly. The grants also cut down on the costs to social services in terms of home care as the adaptations done quickly allow tenants to retain their independence in terms of personal care and meal preparation etc.

This form of funding is a good use of resources as the adaptations made stay within the RSL stock. When the properties that have been adapted become available to re-let they are offered to households that require the adaptations that are in the property. This saves money on having to adapt another property for their needs and ensures the adaptations are recycled.

Within the current financial year 2012/13 Coastal have accessed over £300,000 worth of grants. Since 2008 Coastal have accessed over 600 grants

Current DFG System

The current system is bureaucratic and unresponsive and has long waiting lists. The application process and waiting times, puts disabled people off applying.

Coastal does not access the DFG system for tenants, however this is the only route available to our leaseholders and shared ownership tenants.

What needs to change?

We would like to see the PAG system extended to cover leasehold and shared ownership properties within the RSL sector. RSL's are well placed to look at the options available to a disabled tenant and if a PAG is the best course of action can secure good quality work in a short space of time with a guarantee of funding.

We would not want a system that tries to incorporate/harmonise all funding types under a centrally controlled budget as this system would inevitably create waiting lists and uncertainty in securing funding for such work and all the gains made under the PAG system lost.

Any new system must make it better for the end users allowing access to timely good quality adaptations.