

South Ayrshire Housing Need and Demand Assessment 2015

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Appendix 8 Overview of Adaptations Services in South Ayrshire

Prepared by Zhan McIntyre, Housing Policy and Strategy Coordinator

on behalf of the South Ayrshire HMP Particular Needs Group



01292 612916



zhan.mcintyre@south-ayrshire.gov.uk



Freemans Hall, 2 – 6 The Cross, Prestwick, KA9 1AN

Overview of Adaptation Services in South Ayrshire

Adaptations in Council Homes

1. Local Authorities have a duty to assess all individuals where it appears they may be at risk and in need of support under Section 12 of the Social Work (Scotland) Act 1968.
2. The provision of adaptations is one of the functions that will be undertaken by the Integration Board when it assumes power in 2015.
3. Table 1 provides a profile of all adaptations carried out to South Ayrshire properties excluding those carried out through the capital programme.
4. Bathroom adaptations account for the total highest level of allocation of funding.
5. This amount includes the provision of a number of adaptations including wet floor showers.
6. External access adaptations also represent a significant amount of expenditure.
7. This may be explained by future proofing properties adaptations to enable to households to remain within their property for as long as possible.

Table 1 Profile of Adaptations to SAC Stock 2010/11 - 2012/13¹

Type of Adaptation	2010-11	2011-12	2012-13	Average
Automatic wash/dry WC		£7,787	£10,580	£6,122.53
Bathroom adaptation	£278,233	£243,415	£534,069	£351,905.48
Door alteration	£2,656	£4,199	£14,480	£7,111.66
Door entry system	£1,179	£143	£791	£704.45
Lever taps	£734	£932	£1,468	£1,044.59
Rails, internal or external	£30,387	£37,165	£23,123	£30,224.90
Ramp	£24,022	£97,082	£77,777	£66,293.67
Step alteration	£3,736		£6,494	£3,409.82
Sensory Adaptation	£1,260	£374		£544.94
Enabling works for other installation	£37	£708		£248.30
Total	£342,243	£391,806	£668,782	£467,610.35
No of Adaptations	295	298	343	312

8. Stair lifts provide a valuable resource for people who have difficulty moving around their property, and the spend profile for stair lift provision is shown in Table 2.

Table 2 Spend Profile of Stair-lift Provision in South Ayrshire 2011/12 - 2013/14

2011-12	2012-13	2013-14	Average
£144,065	£90,133	£91,892	£108,697

Adaptations in the Private Sector

9. Adaptations within private sector stock mirror a similar expenditure of council stock.
10. A significant amount of spending was allocated to a range of bathroom alterations and adaptations, shown in Table 3 below.
11. There were a number of cases where combinations of internal and external adaptations were carried out to ensure households could stay within their property for as long as possible.

¹ Information provided by SAC Housing Occupational Therapists: June 2014

Table 3 Profile of Adaptations in Private Sector

Profile of Private Sector Adaptations	2011-2012	2012-2013
Bathroom alterations	£13,324.00	£20,722.40
Alteration to steps	£360.00	£0
Handrails	£0.00	£688.00
Improved access to dwelling	£0.00	£1,624.00
Platform lift and track hoist	£0.00	£9,525.60
Ramp	£16,365.60	£36,544.80
Ramp and wet floor area	£15,542.40	£0
Ramp/Stairlift/Wet floor shower	£9,200.00	£0
Ramp/Wet floor shower/track hoist	£0.00	£22,164.40
Shower	£216,870.40	£56,214.98
Shower and door entry	£2,984.00	£0
Shower and Ramp	£4,587.20	£8,500.00
Shower and Stairlift	£25,064.60	£9,702.40
Stairlift	£111,184.80	£99,710.20
Stairlift and shower	£0.00	£1,278.40
Stairlift and Wetroom	£17,393.20	£11,756.00
Steps	£0.00	£544.00
Through-floor Lift	£17,500.80	£0
Track hoist	£3,297.60	£1,329.00
Track hoist and wet floor shower	£0.00	£5,822.40
Track hoist /Wet floor area	£0.00	£3,304.80
WC	£11,596.98	£16,501.60
Wet floor area	£138,175.00	£118,189.72
Wet floor area and ramp.	£4,766.40	£25,454.40
Wet floor area and shower	£9,966.40	£17,847.20
Wet floor/stairlift/ramp	£0.00	£8,781.00
Total	£618,179.38	£476,205.30