



AGENDA ITEM: 5(i)

CABINET: 15th September 2015

Report of: Assistant Director Housing and Regeneration

Relevant Managing Director: Managing Director (Transformation)

Relevant Portfolio Holders: Councillor J. Patterson

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SUBJECT: BATH/SOWER REPLACEMENT POLICY

Wards affected: All Wards

1.0 PURPOSE OF THE REPORT

1.1 To propose a new policy relating to changing baths to showers.

2.0 RECOMMENDATION

2.1 That the Assistant Director Housing & Regeneration be granted discretion in applying the policy of changing baths to showers in sheltered accommodation, ground floor flats and bungalows in properties with less than 3 bedrooms.

3.0 BACKGROUND

3.1 The Council agreed a policy on 19th December 2012 (minute 71, Item C), aiming to reduce the number of bathing related adaptations by changing baths to showers in sheltered accommodation, ground floor flats and bungalows in properties with less than 3 bedrooms, i.e. smaller properties that are easily accessible.

4.0 CURRENT POSITION

4.1 Whilst the policy is generally well received, some issues have arisen particularly in relation to category 1 sheltered accommodation which is not on the ground

floor and not serviced by a lift. Some tenants in these circumstances have requested to keep the existing bath. Officers feel this would be reasonable on the basis that they have the necessary mobility to access the property. However, the current policy requires the installation of a shower cubical in **all** sheltered properties.

- 4.2 Allowing an element of discretion will allow officers to consider circumstances were application of the policy may not be compatible with sustaining a tenancy and minimizing future adaptation costs.

5.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 5.1 It is expected that allowing flexibility within the policy will help sustain tenancies, reducing churn and help consolidate communities.

6.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 6.1 It is projected that the recommendation within this report will be at least cost neutral.

7.0 RISK ASSESSMENT

- 7.1 The actions referred to in this report are covered by the scheme of delegation to officers and any necessary changes have been made in the relevant operational risk registers.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is a direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report

Appendices

Appendix A – Equality Impact Assessment

Appendix B - Minute of the Landlord Services Committee (Cabinet Working Group) held on 10 September 2015 – *to follow*