

## Members' Library Service Request Form

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Originator	Paul Grant
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Document Title	Bathroom Upgrades in Amenity Dwellings

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**REPORT TO:** Members' Library Service

**MEETING DATE:** November 2019

**BY:** Depute Chief Executive (Partnerships & Community Services)

**SUBJECT:** Bathroom Upgrades in Amenity Dwellings

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## **1 PURPOSE**

- 1.1 To advise Members of the changes to the Council's approach to the provision of bathrooms in Council houses classed as amenity dwellings.

## **2 RECOMMENDATIONS**

- 2.1 Members are asked to note the changes to the provision of bathrooms in amenity dwellings.

## **3 BACKGROUND**

- 3.1 The Council delivers a rolling programme of bathroom upgrades as part of the HRA Capital funded modernisation programme.
- 3.2 Presently, tenants in all house types are offered a standard bathroom installation incorporating sanitary ware, a bath and over-bath shower.
- 3.3 Presently, where a physical mobility issue may prohibit a tenant from using a standard bathroom they are referred to Adult Wellbeing Services for an Occupational Therapist assessment to determine if an accessible bathroom should be installed e.g. a wet floor shower room.
- 3.4 Amenity properties are designed to accommodate tenants over the age of 60. As such, a higher-than-average proportion of amenity tenants are likely to require an accessible bathroom.
- 3.5 It is therefore proposed that, where a new bathroom is scheduled to be fitted in an amenity dwelling, that an accessible bathroom should be installed as described 4.1 to 4.3 below.

## **4 POLICY IMPLICATIONS**

- 4.1 For ground floor amenity properties, where an upgrade is due in a tenanted property, an accessible bathroom by way of wet floor shower installation will be offered. However sitting tenant/s will retain the option of a new standard bathroom (as set out at 3.2) at the point of upgrade

but only where a standard bathroom is already in situ. Where a wet floor shower installation is in situ, it will only be replaced on a 'like for like' basis, with no option given of reverting to a standard bathroom.

- 4.2 For upper floor amenity dwellings, building regulations make the fitting of wet floor shower rooms more technically challenging and more costly. In such properties, where an upgrade is due in a tenanted property, an accessible bathroom by way of a low step-in shower tray will be offered to the sitting tenant/s. However sitting tenant/s will retain the option of a new standard bathroom at the point of upgrade (i.e. bath with over-bath shower), but only where a standard bathroom is already in situ. Where a wet floor/low-step shower installation is in situ, it will only be replaced on a 'like for like' basis, with no option given of reverting to a standard bathroom.
- 4.3 Where an amenity property is void and a bathroom upgrade is due, a wet floor (or low-step shower tray in upper properties) will be fitted in all cases.

## **5 INTEGRATED IMPACT ASSESSMENT**

- 5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy.

## **6 RESOURCE IMPLICATIONS**

- 6.1 Financial – the revised policy should result in an overall decrease in the number of standard bathrooms requiring replacement by an accessible installation while still within their economic life.
- 6.2 Financial – the revised policy may result in an increased spend in accessible bathrooms. However this will be mainly offset by reapportionment of the HRA capital (standard) bathroom replacement budget through regular budget monitoring and management.
- 6.3 Other – the revised policy should increase the 'tenant-readiness' of amenity properties, reducing void turnaround times and thus void rent loss and housing applicant waiting times.
- 6.4 This change in policy has been consulted with the East Lothian Tenants and Residents Panel (ELTRP) Executive Committee who are supportive of the arrangements.

## **7 BACKGROUND PAPERS**

- 7.1 None.

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<b>DATE</b>	18 October 2019
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