



Adaptations and Your Home



What Is an Adaptation?

An adaptation is a change made to your home to help you or someone in your household live more safely, independently, and comfortably—particularly if you are affected by age, disability, or a long-term health condition.

This leaflet outlines the types of adaptations available, when permission may be required, and the potential financial help that may be offered.

For more information visit:

https://scotland.shelter.org.uk/housing_advice/repairs/adaptations



Types of Adaptations



Minor Adaptations

Examples include:

- Handrails at steps or stairs
- Grab rails for baths or showers
- Repositioned or changed power points and taps
- Visual or hearing support aids such as flashing doorbells or smoke alarms



Major Adaptations

These involve more complex work, including:

- Hoists
- Stairlifts
- Walk-in showers
- Wet-floor shower areas
- Ramps



Council and Housing Association Tenants

If you rent from a Council or Housing Association, contact your landlord to discuss potential adaptations.

- Minor adaptations (e.g., ramps, raised toilet seats) are often provided by the landlord or Social Services.
- Major adaptations (e.g., level-access showers) require a Community Care Assessment by an Occupational Therapist. Recommendations are then sent to your landlord.

Funding

Housing Associations may receive Stage 3 grants from the Scottish Government, although this can be limited and may delay work. Tenants may also request permission to arrange adaptations themselves.

Landlord considerations

Landlords will look at:

- Safety to occupants and neighbours
- Cost and impact on property value
- Suitability and effectiveness
- Planning/building regulation requirements
- Whether the property can be returned to its original condition

Landlords must not unreasonably refuse permission, and tenants may appeal decisions.



Ochil View Housing Association Tenants

Ochil View's Adaptations Policy is available on our website.

For tenants with conditions such as dementia, a Housing & Dementia Self-Assessment Framework is used to guide appropriate adaptations. Recommendations require Occupational Therapist review.

Contact:

 customerservices@ochilviewha.co.uk

 01259 722899

Private Rented Tenants

If you rent privately and need adaptations due to a disability, you must request permission from your landlord. Under the Equality Act 2010, landlords must consider reasonable adjustments and cannot refuse unfairly.

- Auxiliary aids (e.g., small ramps, raised toilet seats) rarely require structural work and may be funded by the landlord or Council.
- Major adaptations (e.g., stairlifts, handrails) require written landlord approval.

You may also consult an Occupational Therapist or Health Worker, though Social Work involvement is optional.

Landlords may consider:

- Nature and impact of your disability
- Safety and property value implications
- Planning/building regulations
- Potential for the property to be restored
- Length of tenancy and affordability
- Impact on neighbours
- Equality and Human Rights Commission guidance

Landlords must respond in writing, explaining approval, conditions, or reasons for refusal.

Homeowners

If you own your home, you may still need permission for certain works.

Start by requesting a care assessment from the Council's Occupational Therapy or Social Work Department. This may take time.

For major alterations—such as installing a wet room—consult an architect to plan and coordinate the work. Some adaptations require planning permission or a building warrant.

Private Housing Assistance Scheme

Your local Council can offer assistance through the Private Housing Assistance Scheme, which includes:

- Advice & Information – home maintenance, funding options, and adaptation guidance
- Practical Assistance – support for complex issues like shared ownership or inspections
- Financial Assistance – grants for eligible tenants or homeowners

Contact your Council for further details.

If Your Home Cannot Be Adapted

If your home cannot be adapted to meet your needs, you can apply to the Council or Housing Associations for a move on medical grounds.

Ochil View uses the These Homes digital letting system:

 www.thesehomes.com

For help registering or updating your medical needs:

 housing@ochilviewha.co.uk

 01259 722899 (ask for Donna Phillips, Housing Services Assistant)

Can I Stay in My Home During Adaptation Work?

If major work means you cannot live at home temporarily, the Housing (Scotland) Act 2014 allows social landlords to offer a Short Secure Tenancy to homeowners with short-term housing needs due to medical adaptations.

Contact your landlord or Council for more information.

Useful Contacts

Fife

Fife Community Equipment Store (FCES)

Bankhead Central, Bankhead Park, Glenrothes, KY7 6GH

 01592 58325

Social Work Services

New City House, 1 Edgar Street, Dunfermline, KY12 7EP

 03451 55 15 03

Clackmannanshire

Adult Care Services

Kilncraigs, Greenside Street, Alloa, FK10 1EB

 01259 452498 / 450000

 adultcare@clacks.gov.uk