

Disabled Persons Housing Register (DPHR) and Adapted Properties

Read this fact sheet if you need a home that has been adapted in some way to help you move about. Please also read Birmingham Home Choice Fact Sheet 1.

Most of the homes advertised through Birmingham Home Choice are not specially adapted to meet the needs of people with mobility restrictions. Some of the homes may be suitable for adaptations to be installed - this is usually determined by an occupational therapist or building surveyor.

Adapted Properties

When homes with adaptations do become available for letting, there is normally a very high demand for them and there is unlikely to be a home which meets your needs exactly.

This means you may be offered a home that only partially meets your needs. To further adapt the property you can apply for [Disabilities Facilities Grant \(DFG\)](#) funding, or meet the cost in another way.

Adapted properties usually have one or more of the following:

- level access shower
- ramped access
- wider doorways
- lowered kitchen work tops
- vertical lift
- stair lift.

When adapted properties do become available for rent, it is important that they are offered to people who are in most need of the adaptations that the property already has fitted.

Therefore, adapted properties are usually offered to applicants from the Disabled Persons Housing Register (DPHR), with the highest points award, and where the specific adaptations in the property fully or mostly meet the mobility needs of the applicant and/or a member of their household.

Disabled Person Register (DPHR)

The DPHR is a register for applicants who need one or more major adaptations to enable them to access essential facilities within their home. The decision to be placed on the DPHR is made by an Occupational Therapist who will carry out an assessment and recommend whether an applicant or household member can be placed on the DPHR and the type of adaptations the applicant/household member needs. The Occupational Therapist may also recommend an award of mobility points, either high or urgent.

Overleaf is a table that lists the types of recommendations and adaptations that the Occupational Therapist might make.



Stair lift	A stair lift is for lifting people up and down flights of stairs.
Vertical or 'through floor' lift	A vertical lift is for wheelchair users who have restricted mobility. It is usually located in a downstairs room and it moves up through an opening in the ceiling, to the room above, usually a bedroom.
Level Access Shower (not walk in)	A shower fitted with no steps, no lips, is flush to the floor and ideal for wheelchair users.
Wider doorways	Doorways wide enough to allow wheelchair access and turning circles.
Lower work surfaces	Low level units and worktops. Kitchen units installed at a height that is accessible for a wheelchair user and that is DDA compliant.
Single level living	Ground floor accessible essential facilities such as bathroom, toilet, bedroom and kitchen. May also include a house that has means to access first floor, usually via a vertical or stair lift.
Level access	Level accesses to property, either no steps or appropriate ramps.

Bidding and shortlisting for adapted properties

It is important that we only offer you homes that are suited to your needs, this means that we won't always offer a home to the applicant with the highest points award and/or bid position. For example: The Occupational Therapist has recommended that the applicant or household member requires wheelchair access to their home and that a vertical lift is appropriate. The property advertised features a stair lift. Normally a stair lift would not be suitable for a wheelchair user, unless the Occupational Therapist has specified otherwise, therefore any applicant requiring wheelchair access would not normally be shortlisted for a property with a stair lift.

If no applicants from the DPHR bid for an adapted property then the home may be advertised again with relaxed eligibility, for example: allowing bids from applicants normally eligible for less bedrooms, or from the general needs housing register.

Viewing an adapted property

If you are invited to view an adapted property (or you are on the DPHR and invited to view a non-adapted property), then an Occupational Therapist may need to come along.

An Occupational Therapist will come to viewings where:

- vertical or stair lifts are fitted
- the applicant is a full-time wheelchair user
- the Occupational Therapist has specified that an Occupational Therapist should attend
- the DPHR applicant/household member is invited to view a property with no adaptations
- the property is adapted, but the existing adaptations only partially meet the need of the applicant/household member.

Whether the property is adapted, partially adapted or not adapted at all, the Occupational Therapist will assess if the existing adaptations in the property are suitable and if further adaptation would be possible, particularly where there are no adaptations in the property.