

## APPENDIX A - Decision Making Tree Template

### Dacorum Borough Council

Aids & Adaptations

Route Selector for referred cases



Ref	Item Heading	Measure Indicator	Score
1	<b>External Access</b>	1 - There are no problems with current external access in light of health condition/mobility etc. 3 - There are problems with access, but emergency services could still attend/works can be undertaken to limit risk within a reasonable budget and/or appropriate construction methodology 5 - A) One compliant means of access to the property is currently in place 5 - B) The access problems would lead to no access for emergency services. 5 - C) Works needed to remedy would be so extensive that they are unfeasible	
2	<b>Under occupancy</b>	1 - There are no under occupancy issues 3 - The property is under occupied but there are medical concerns why it may be unsafe to move tenant, or, extensive adaptations have already been completed 5 - B) Financially unfeasible 5 - C) Future proofing of the property for full adaption is unfeasible	
3	<b>Health Concerns</b>	1 - There are no health concerns 3 - There are health concerns which may affect the programming and delivery of the work 5 - There are health concerns which make this work unsuitable and the proposed work may adversely affect the tenants general health and wellbeing	
4	<b>Health &amp; Safety</b>	1 - There are no reasons which make the proposed adaptations non compliant with health & safety legislation/requirements/best practice 5 - There are reasons which make the proposed adaptations non compliant with health & safety legislation/requirements/best practice	
5	<b>Technical Rationale</b>	1 - There are no technical reasons which render the solution ineffective or inappropriate 3 - There are technical reasons beyond DBC control which may require approval by external bodies 5 - There are technical reasons which render the solution ineffective or inappropriate	
6	<b>Qualifying Conditions</b>	1 - There are no <b>additional</b> qualifying conditions 3 - There is an <b>additional qualifying condition</b> which requires review by the project team to allocate a final score (discretionary measure) 5 - There is an <b>additional qualifying condition</b>	
		<b>Sub-Total</b>	<b>0</b>
	multiplied by	Disruption Factor	
		subtotal	<b>0</b>
	multiplied by	Assessment of funding required	
		subtotal	<b>0</b>
		<b>TOTAL</b>	<b>0</b>

**Disruption Factor**

0.5 = Low level of disruption  
 1.0 = Medium level of disruption  
 1.5 = High level of disruption

**Assessment of funding required**

0.5 = Funding is <£3500  
 1.0 = Funding is between £3500 and £7500  
 1.5 = Funding is >£7500

**ADDITIONAL Qualifying Conditions should be scored as follows:-**

	Score
The work is inappropriate to the type of dwelling for technical or practical reasons	5
The work would extend beyond the curtilage of the property rented by the Tenant	5
The Tenant has applied under the Right to Buy	5
The Tenant is unwilling to move to a suitable dwelling already identified	5
The work is un-economical and moving the Tenant to more appropriate accommodation should be considered	5
The work would adversely affect communal areas	5
The Tenant is subject to an order of the court relating to their tenancy (i.e.Rent Arrears or Anti-Social Behaviour)	5
The Tenant is subject to ongoing court proceedings relating to their tenancy (i.e.Rent Arrears or Anti-Social Behaviour)	5
The property is overcrowded	5

**User Notes**

In the event that any one of these aspects is scored a "5", the cell will turn red to advise that you should not proceed with the adaptation proposed  
 The presence of existing adaptations to a property will be taken into consideration, however if due to deterioration of the applicants condition.

## Comments

Decision

Action Required

Signed

Dated