

Recommendation 4 & 5: Registered Providers

People Scrutiny Review Report

3 November 2025

Recommendation Update

Initial engagement with Registered Providers (RPs) has focused on Thirteen Group, given their status as the largest RP stockholder in Stockton-on-Tees following the Council's stock transfer to Tristar Homes (now Thirteen) in 2010. As previously noted in Committee discussions, the Stock Transfer Agreement stipulated that £1 million be allocated by the RP for adaptations within their Stockton-on-Tees housing stock over a 25-year period.

Although progress has been slower than anticipated, discussions have been constructive and continue to move forward.

Proposed Future Working Arrangements

- Occupational Therapy (OT) assessments and adaptation requests will be forwarded to Thirteen upon completion.
- Thirteen will evaluate each request and determine approval.
- Approved adaptations will be added to Thirteen's waiting list and funded from the £1 million budget.
- For adaptations beyond Thirteen's delivery capacity (e.g., extensions), Stockton Borough Council (SBC) will undertake the work via its Minor Works Procurement Framework. These works will still be funded from the £1 million budget, with SBC applying a management fee.
- Monthly meetings will be held to monitor waiting lists, budget commitments, and expenditure.
- Any Disabled Facilities Grant (DFG) works completed by SBC from April 2025 onward will be reclaimed from Thirteen against the £1 million allocation.

Caveats

- All residents have the right to apply for a DFG. In such cases, SBC will liaise with Thirteen to seek approval. If permission is denied, residents will be informed and provided with contact details to raise the matter directly with Thirteen.
- Where Thirteen's waiting list offers a shorter timeframe than the DFG process, residents will be advised and given the option to transfer to Thirteen's list.

Current Issues

- VAT implications remain under discussion, with concerns regarding potential double VAT charges on works delivered by SBC.
- A Data Sharing Agreement is required to enable SBC to maintain a comprehensive database of adapted properties.

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