

DISABLED FACILITIES GRANTS

2011/2012

For Owner-Occupiers Private and Housing Association Tenants

If you have a disability and need facilities or adaptations to your home, you may be eligible for a Disabled Facilities Grant.

Who can apply for a grant?

An owner, private or housing association tenant can apply for a Disabled Facilities Grant if they themselves have a disability or if they have a disabled person living with them.

Council tenants who need adaptations should contact the Occupational Therapy Team (020 7527 2299). They can usually arrange for the council to carry out necessary works.

The person with a disability does not have to be registered as disabled.

How much grant will be available?

The grant is subject to a means test. If you or your partner are on Income Support, Guaranteed Pension Tax Credit or in receipt of housing and or Council tax benefit the grant will pay for the adaptations up to the maximum grant of £30,000. If you are in receipt of another income related benefit, you may have to contribute some money towards the cost of works. In some cases you may not be eligible for a grant because your contribution exceeds the cost of works.

What is the grant available for?

The Disabled Facilities Grant is for facilities and adaptations for a person with a disability to:

- improve access to and movement within their home and to provide garden access.
- use the basic facilities within their home, including kitchen, bathroom, lighting and heating facilities
- ensure the safety of a disabled person and those they live with.

Common adaptations include the provision of ramps, stair lifts and level access showers. Grants are also available for adaptations for people with sight, speech and hearing impairment or with a mental disorder or impairment.

An Occupational Therapist and other Council officers will decide with you what adaptations you need and how they should be provided. They will discuss their recommendations with you and with a child applicant, as far as possible.

What is the procedure for getting a grant?

The procedure for obtaining a Disabled Facilities Grant is usually complex; we therefore suggest you obtain assistance from 'Origin Home Improvement Agency' or from another agency, architect or surveyor. You are not obliged to use the Care and Repair service.

How do I apply?

- You contact Residential Grant Support Section, with your initial enquiry. They will refer your information through to the Information and Access Team in Social Services, who will arrange for an assessment of your needs to be carried out by an occupational therapist.
- An Occupational Therapist will visit you to assess your needs and send a recommendation through to the Grants Section at which time you will be offered the option of being referred to Origin Housing, Care & Repair who are an organisation who can assist you if you are over 60 or have a disability.
- You can organise the works yourself, but we advise using an approved contractor /surveyor. A guidance sheet is available on request.
- If you a tenant your housing association will advise you who will act on your behalf.
- If you use 'Origin Home Improvement Agency' they will provide a full service for you.
- If you choose not to use them, Grant Support Services will send you an application pack which includes a form for you to provide details of your income and savings. You can then find out what your contribution towards the works will be (If any).
- The grant officer will visit you to assess the technical aspects of carrying out the works. You will need to submit a grant application form with a minimum of two contractor's estimates, along with all other appropriate documents.
- Once all the paperwork has been returned, the grant section will approve (or refuse) the grant within four weeks. This will indicate you how much the grant will be.
- Once approved, building works can start. The builder must be the builder who provided the approved estimate with the application. If you need to change your builder you must contact Grant Support Services.
- The building works must be completed within twelve months or the grant may be withdrawn.
- Interim payments can only be paid in exceptional circumstances so you may have to arrange your own finance before the final completion payment.
- Once the works are completed and all invoices and certificates have been submitted to the Grant Section, an officer will carry out a visit to certify that the works have been completed to a satisfactory standard.
- Once a final invoice and satisfactory completion certificates are received the grant can be paid.

What conditions apply to the grant?

The following conditions apply to the grant:

- The person with the disability remains in the property for five years, unless their health causes them to move.
- An applicant should take reasonable steps to pursue any relevant insurance or legal claim and to repay the grant, so far as is appropriate, out of the proceeds of such a claim. If, after a grant has been approved, an applicant is successful in (a) insurance claim or legal claim against another person in respect of damage to the premises to which the grant relates, or (b) a legal claim for damages in which the costs of the works to the premises is part of the claim, the applicant should notify the Council of that fact and will be required to repay the grant, so far as is appropriate, out of the proceeds of the claim.
- If you are not eligible for a grant under this grants policy and you feel you should be, you can apply for consideration of exceptional need for a grant.

Useful Contacts

Grant Support Services

Islington Council, Public Protection
222 Upper Street
London N1 1XR
Tel: 020 7527 3104
Email: grants.residential@islington.gov.uk

'Origin Home Improvement Agency'

8 Nora Leverton Court
Randolph Street,
London NW1 OTS
Tel: 020 7284 5473
Email: care.repair@originhousing.org.uk

Origin Home improvement Agency can only work with people who are over 60 or who have a disability. They charge a fee for their work but this is generally paid for by the grant.

Energy Advice Team

222 Upper Street
London N1 1XR
Tel: 0800 512 012
Email: energy.advice@islington.gov.uk

The Energy Advice Team can provide details on energy saving measures and refer you to other services.

Occupational Therapy Services

4 Vorley Road
London N19 5JH
Tel 020 7527 2299
Email occupational.therapy.service@islington.gov.uk

Planning Enquiries

Islington Council
222 Upper Street
London N1 1XR
Tel: 020 7527 2774
Email: planningenquiries@islington.gov.uk

Building Control Services

Islington Council
222 Upper Street
London N1 1XR
Tel: 020 7527 5999
Email: building.control@islington.gov.uk

Sustainability

The Council supports the use of all sustainability technologies and insist on using dual flush W.Cs and aerated taps when a grant is awarded.

We encourage contractors to dispose of waste at approved registered sites and to use green transport options (hybrid and electric vehicles) with workers using public transport where possible. The Council supports the use of sustainable materials and "Green" electricity.

YOU SHOULD NOT START ANY WORKS OR ASSUME YOU HAVE FUNDING
UNTIL YOU ARE GIVEN WRITTEN GRANT APPROVAL BY THE COUNCIL.

****All grants are subject to the availability of funding**.**