

## **DISABLED PROVISIONS GRANT (FOR LANDLORDS)**

**2011/2012**

An owner/landlord can apply for a Disabled Facilities Grant if they wish to provide for a disabled person or if they already have a disabled tenant living in their property.

### **How much grant will be available?**

The grant will pay for the adaptations up to a maximum of £15,000. The Owner will need to sign a 'certificate of future occupation' to agree to keep the property available for let to a disabled tenant for 5 years.

### **What is the grant available for?**

The Disabled Facilities Grant is for facilities and adaptations for people 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 available also for adaptations for people with sight, speech, hearing impairment or with a mental disorder or impairment.

### **Council Scheme**

There is a need for adapted properties by the Council's Private Housing Partnerships Section. For further information, please contact Ian Tagg on 0207 527 3078.

### **What is the procedure for getting a grant?**

The procedure for obtaining a Disabled Facilities Grant is usually complex; we therefore suggest that you get help from an architect or surveyor.

### **How do I apply?**

You contact Residential Grant Support Services, with your initial enquiry. They will refer your information through to a grant surveyor who will assess the technical aspects of carrying out the works together with an occupational therapist who will assess the required adaptations.

- If the property is suitable the Grant Support Services will send you an application pack. You will need to submit a grant application form with two builders/contractors itemised estimates and all other documents listed on the application.
- Once all the paperwork has been returned, Grant support services will approve (or refuse) the grant within four weeks. We will inform you how much the grant will be.
- Building works can now 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.



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- The building works must be completed within six months or the grant may be withdrawn.
- There are no interim payments available.
- Once the works are completed and the final invoice/s and certificates have been submitted to the Grant support services a grant officer will carry out a visit to certify that the works have been completed to a satisfactory standard
- Once they are satisfied the grant should be paid within 4 weeks.

### **Sustainability**

- The Council supports the use of all sustainability technologies and insist on using dual flush WC's 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/electric vehicles) with their workers using public transport where possible. The council supports the use of sustainable materials and "Green" electricity.

### **The following conditions apply to the grant:**

- The property must remain available to let for tenants with disabilities for five years. Otherwise the grant will be repayable.
- At the end of the 5 year conditions any equipment, if removed will be at your expense and will remain your property.
- An Occupational Therapist will advise you on what adaptations to the property will be required before making your application. These works will form part of the grant approval.
- You may have to contribute some money towards the cost of required works which are not part of the disabled adaptations.
- An should I be successful in receiving compensation following a claim for damages or through insurance for works carried out by grant assistance then those monies will be repayable to the Council.
- Ground floor level flats will generally be the most suitable accommodation.
- The Council has finance for three units per year on a first come basis.

### **Useful Contacts**

<p><b>Grant Support Services</b> Residential Environmental Health 222 Upper Street London N1 1XR Tel: 020 7527 3104 Email: grants.residential@islington.gov.uk</p>	<p><b>Energy Advice Team</b> 222 Upper Street London N1 1XR Tel: 0800 512 012 Email: energy.advice@islington.gov.uk</p>
<p><b>Occupational Therapy Services</b> 4 Vorley Road London N19 5JH Tel 020 7527 5200 Email: occupational.therapy.service@islington.gov.uk</p>	<p><b>Building Control Services</b> Islington Council 222 Upper Street London N1 1XR Tel: 020 7527 5999 Email: building.control@islington.gov.uk</p>