

Disabled Facilities Grant 2016/17

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 liaise with the Council to carry out their recommended works.
- The person with a disability does not have to be registered as disabled.

The grant may be subject to a means test. However, If you or your partner are on;

- universal credit
- income support,
- income based employment and support allowance (not contribution- based ESA)
- income based job seekers allowance, (not contribution based JSA)
- guaranteed pension credit (not savings credit alone)
- working tax credit or child tax credit where your income for the purpose of tax credits assessment was below £15,050
- in receipt of housing benefit

you should be entitled to a disabled facilities grant that would help pay for recommended adaptations only. If you are in receipt of another income related benefit, you may have to contribute some money towards the cost of works, which is calculated by a 'Means Test'. In some cases you may not be eligible for a grant if your contribution exceeds the cost of works.

Please note you will be asked to provide proof of any benefits

What is the grant available for?

A disabled facilities grant is for facilities and adaptations recommended by the occupational therapist for a person with a disability to:

- improve access to and movement within their home and to provide garden access.
- use 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 level access showers, stair lifts and the provision of ramps. 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.

Grant Procedure

The procedure for obtaining a disabled facilities grant is usually complex; we therefore suggest you obtain assistance from a home improvement agency or, architect or surveyor experienced in this type of work or a specialised contractor. They will charge a fee for their work; a reasonable fee can be approved/ paid for in the grant. All grants are paid after works are satisfactorily completed.

Contact the Grant Team with your initial enquiry. They may refer you to the Information and access team in social services, who will arrange for an Occupational therapist to carry out an assessment of your needs or you can contact them direct on 0207 527 2299.

- Once an occupational therapist visits to assess your needs they will send a recommendation to the grants team to start your application.
- The grant team will send you a letter of requesting you to provide proof of qualifying benefits or of your income and savings.
- Once returned the grant team will inform you if you qualify or have to contribute any funds towards the works.
- Once your benefit information is returned we will confirm if you qualify for a grant and arrange for a grant officer will visit you to assess if the proposed works are reasonable and practicable.
- We advise to use an approved architect, surveyor or contractor, as the process is detailed. A guidance sheet on this process is available on request.
- If you are a housing association tenant, your association will inform you of the agency that will act on your behalf.
- The council must give you a grant approval decision in writing within six months of receipt of a completed valid application and of any additional information they may require. However Islington should approve (or refuse) the grant within four weeks with the amount the grant will be.
- Once approved, building works can start. The builder who carries out the work must be the builder who provided the approved estimate. If you need to change your builder you must inform the grant team.
- The work must be completed within six months from approval or the grant may be withdrawn.
- Interim payments can only be paid in exceptional circumstances therefore 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 team, a grant officer will carry out a visit to certify that the works have been completed to a satisfactory standard.
- Once a final invoice and the satisfactory completion certificates are received the grant can be paid. (this can be paid directly to your architect, surveyor or contractor as you wish).

Grant Conditions

- The person with the disability must remain in the property for five years, unless their health causes them to move or the grant will have to be repaid.
- The grant will only pay for reasonable cost for adaptations up to a maximum grant of £30,000 (Only the Occupational Therapist recommendations will be grant aided)
- Pipework and Electrics may be surfaced mounted.
- Only disturbed surfaces to be re decorated to best match with existing decorations

- An applicant must 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.
- Once a grant is awarded it is the owner's duty to maintain the property and annual service must be carried out to the boiler system by a gas safe engineer. Failure to carry maintenance may prevent any future grant claims.
- The property must be covered by household insurance throughout the grant condition period.
- If you are not eligible for a disabled facilities grant under this policy and you feel you should be, you can apply for consideration under exceptional need. Contact grant support services.

Islington Contacts

Grant Team

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

Occupational Therapy Services

4 Vorley Road
London N19 5JH
Tel 202 7527 2299
E: occupational.therapy.service@islington.gov.uk

Planning Enquiries

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

Energy Advice Team

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

Energy (advice, energy doctor, switching etc.)

Money (income max, WHD/ Watersure, FIT Money/debt)

Housing (handyperson service referrals)

Health & Well-being (smoke alarms, security check, befriending, OT/ telecare, stop smoking, health checks etc.)

SHINE www.islington.gov.uk/shine

Building Control Services

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

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Sustainability

The Council supports the use of all sustainability technologies and insists on dual flush w.c's and aerated taps to be installed, if replaced when a grant is awarded.

We encourage contractors to recycle and dispose of waste at approved registered sites and to use green transport options (e.g. hybrid and electric vehicles) with workers using public transport. 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 approval by the council.

Grants will not be approved if you start works without prior approval

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