

Disabled Facilities Grants



Adapting your home
to improve your independence
in Lincolnshire

Terms used

Adaptations

Alterations to a property to make it suitable and accessible for a person with a disability

Contractor

A person or company who completes the work needed to deliver the adaptation

County Council

The upper tier council in Lincolnshire responsible for delivering care

Local Housing Authority

A City, Borough or District Council in Lincolnshire with responsibility for housing services (whether they have their own housing or not)

Local land charge

A financial charge registered with the Land Registry against the property being adapted. Instead of the payment being made at the time of the work, the cost of the work would be repaid when the property is sold

Means test

A financial assessment of income, savings, assets and disability benefits against set thresholds to check if a person has the ability to pay towards any work

Necessary and Appropriate

What adaptation is necessary to allow access around the home and create independence and is appropriate for the person being assessed. For example a stairlift would give access upstairs but if the person with disabilities would need help to get on and off the stairlift, it would not be appropriate

Reasonable and practicable

Whether the adaptation is the most reasonable solution and is it possible within the property, for example installing a stairlift or through floor lift would give access to an upstairs bathroom but if the bathroom is too small to adapt it would not be practicable

Tenure

This is the ownership and type of right to live in a property, for example owner occupied or rented from a social or private landlord

What is a Disabled Facilities Grant?



Disabled Facilities Grants (also known as DFG) allow properties to be appropriately adapted to enable occupants to live safely at home. They are administered by the Local Housing Authority and are available to people of all ages and in all housing tenures, however may be subject to means testing depending on benefits received

Who can apply for a DFG?

- Owner occupiers
- Private tenants
- Social housing tenants
(although your landlord may also be able to help)
- Occupiers of residential park homes and houseboats
- Landlords (on behalf of a disabled tenant)

The property must be the main home of the disabled occupant & they should intend to live there for 5 years following the completion of the works. If you are a tenant, your landlord will need to agree the changes to the property

What sort of work can be paid for by a DFG?

Essential work to enable a disabled occupant to live independently.

This can include:

- Facilitating access to the home and garden
- Making the premises safer for use
- Access to a bedroom and living room
- Access to a toilet, bath/shower and wash basin
- Facilitating the preparation and cooking of food
- Heating Improvements
- Control of power, light and heat
- Caring for others

This is not a complete list, as it will depend on what the disabled person's ability to be able to access essential areas of the home and move around it safely. The maximum grant level is £30,000

What sort of work cannot be paid for by a DFG?

- Anything that is not essential
(as assessed by an Occupational Therapist)
- Anything that is considered 'equipment', such as bed or chair raisers, bath seats, walking frames (these are provided through a different service)
- Additional repair work

The local housing authority may consider other discretionary assistance for additional necessary work



How to apply

You will need to have been assessed by an Occupational Therapist (OT) (usually one employed by Adult Social Care or the Children with Disability Team at Lincolnshire County Council)

They will recommend the necessary and appropriate adaptations for your specific needs and send a recommendation of need to your local housing authority (the council area the property that needs adapting is in)

Adult referrals – 01522 782155

Child referrals – 01522 782111

When the local housing authority has received a recommendation from the OT, they will check if your home is suitable to be adapted & you are eligible for a grant.

You will need to complete some forms and provide information in order to make a grant application. Contact details for all the Lincolnshire local housing authorities are listed on the last page

Who is eligible for a grant?

Where the disabled applicant is a child or young person under the age of 19, these applications are progressed without a financial assessment

Where the disabled applicant is for an adult, if receiving any of the following benefits, you will not be required to carry out a financial assessment

- Housing Benefit
- Universal Credit
- Income Support
- Income-related Employment & Support Allowance
- Income-based Job Seeker's Allowance

- Guarantee Pension Credit
- Working Tax Credit &/or Child Tax Credit (with an annual income below £15,050)

If you are not receiving any of these benefits, a financial assessment will be undertaken & the amount of grant you receive towards the cost of the works will depend on your income, savings, assets and any disability benefit you may receive

If this is the case, you will may need to share full financial information with the local council. The council will calculate the level of contribution you would need to make

What happens next?

For adaptations, the council has contracts with builders who are experienced in this kind of work. A contractor will be appointed to prepare plans for agreement with the OT

They will also provide a schedule of costs for the works to the council. When all approvals are in place the council will instruct the builder to undertake the work

However if you wish you can choose your own contractors.

You will need to supply at least 2 quotations, although only an agreed level of grant funding will be approved depending on the adaptation works required

Please bear in mind the relationship with the contractor is with you, not the local housing authority

What else do I need to know?

- A DFG cannot be granted for work to adapt your home that has already been started
- Not all homes are suitable to be adapted
- Any contribution from you towards the work will need to be paid before the work starts
- If you own the property, in some cases, your assessed contribution may be loaned to you and registered as a Local Land Charge on the property which is repaid when the property is sold
- If the property is owner occupied, and it is sold within 10 years of the work taking place, then some of the grant may be repayable. How much must be repaid is subject to national and local policy
- How long adaptations take will depend on several factors, which are outside control of the council

These include:

- OT workload & how long their assessment takes,
 - the complexity of the work,
 - the availability of suitable contractors and materials
- Adaptations can take anywhere from a few months to a year or more to complete depending on the size of the job



Contact Details



East Lindsey District Council

Housing Grants Team

Tel: 01507 60 11 11



West Lindsey District Council

Homes Health and Wellbeing Team

Tel: 01427 676 618

email: dfg@west-lindsey.gov.uk



Boston Borough Council

Accessible Homes Team

Tel: 01205 314 563



North Kesteven District Council

Housing Renewals Team

Tel: 01529 414 155



South Kesteven District Council

Private Sector Housing Team

Tel: 01476 40 60 80



South Holland District Council

Accessible Homes Team

Tel: 01775 761 161

email: SHDCDFG@sholland.gov.uk



City of Lincoln Council

Private Housing Team

Tel: 01522 88 11 88



Lincolnshire County Council

Social Care

Adults referrals: Child referrals:

Tel: 01522 782155 Tel: 01522 782111