INFORMATION

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No. 14

meeting date:18 JANUARY 2018title:UPDATE ON DISABLED FACILITIES GRANT POSITIONsubmitted by:CHIEF EXECUTIVEprincipal author:RACHAEL STOTT – HOUSING STRATEGY OFFICER

1 PURPOSE

- 1.1 To update Members on the current position in terms of the delivery of Disabled Facilities Grants.
- 1.2 Relevance to the Council's ambitions and priorities
 - Community Objectives To address the identified housing needs of the borough.
 - Corporate Priorities To be a well managed and efficient Council.
 - Other Considerations None.

2 INFORMATION

- 2.1 In May 2017 it was reported to Committee that the Better Care fund allocation allowed a more flexible approach to the delivery of disabled adaptations.
- 2.2 Various amendments were proposed to the existing policy and approved by Committee; these amendments have been incorporated into the Discretionary Disabled Facilities Grant Policy which is attached at Appendix 1.
- 2.3 The only difference to the report is there is no proposal to commission a private OT as there has been confirmation that new OTs have been recruited through Lancashire County Council Social Services.
- 2.4 In addition, we have also had notification of an additional £27,000 allocation available to Ribble Valley for adaptations. Attached at Appendix 2 is the award letter.
- 3 RISK ASSESSMENT
- 3.1 The approval of this report may have the following implications
 - Resources Resources available to deliver disabled adaptations have been increased with the new allocation.
 - Technical, Environmental and Legal The discretionary policy provides clear guidance to all applicants and partners in administering the grants available.
 - Political Enabling applicants to stay in their own home is apriority in the health agenda.

- Reputation The Council is keen to demonstrate all the partnership work involved in delivering the adaptation service and that more households will be assisted.
- Equality & Diversity More households should be assisted under the new policy.

5 CONCLUSION

5.1 Accept the contents of this report and the appendix.

RACHAEL STOTT HOUSING STRATEGY OFFICER

MARSHAL SCOTT CHIEF EXECUTIVE

BACKGROUND PAPERS

(If any)

For further information please ask for Rachael Stott, extension 3235

REF: RS/EL/180118/H&H



Discretionary Disabled Facilities Grant Policy

Housing Grants, Construction and Regeneration Act 1996

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002

December 2017

1. Introduction

Housing is a key determinant of health and poor housing is directly linked to poor health. This disabled facilities grant policy details the financial assistance that the Council aims to provide to support improvements to enable disabled occupants to remain in their own home through the use of the Better Care Fund allocation.

The Council is required to adopt a Discretionary Disabled Facilities Grant Policy which sets out how it intends to use its discretion to develop schemes having regard to the needs of the Borough, the availability of funding, and the Council's priorities.

This Discretionary Disabled Facilities Grant Policy forms part of the Council's over-arching Housing Strategy.

2. Aims and priorities

Improving the housing conditions across the Borough will support improvements in health and well-being as well as having a positive impact on the quality of local neighbourhoods, particularly for those residents who are vulnerable and cannot access their homes and gardens due to their disability.

This policy sets out in greater detail our offer to disabled occupants and their families. It also details to local Councillors, local residents and our stakeholders how we will work to maintain and improve the provision of adapted property across the borough.

Appendix 1 details the assistance schemes that the Council intends to offer during the life of this policy and sets out specific eligibility criteria relating to each scheme.

The health and well-being of disabled and vulnerable residents is often compromised due to their homes not meeting their specific needs, and this can impact on their ability to live with dignity within their homes.

Disabled Facilities Grants

The Council has a statutory obligation to administer mandatory Disabled Facilities Grants (DFGs) to provide aids and adaptations to enable disabled residents to live independently within their own homes.

The eligibility requirements, scope of works, and the general requirements governing mandatory DFGs are prescribed and the Council is unable to deviate from these requirements.

The Council is required to administer Disabled Facilities Grants to all eligible applicants irrespective of their tenure, and the Council aims to work collaboratively with housing associations to fund aids and adaptations within social housing wherever possible to ensure everyone has the same opportunity to have their home adapted.

In some cases the use of Disabled Facilities Grants is able to assist with reducing the length of stay in hospital and facilitating a quick return to home. This also reduces the demand for residential care placements.

Discretionary Top-up Grant

The Council have agreed to use discretionary powers to provide in eligible cases a top-up award in addition to the £30,000 mandatory grant. In more complex cases the work required often goes over the mandatory grant award maximum. This top-up of a maximum of £10,000 will assist to provide all the required work identified by the Occupational Therapist. In addition to this, the 10% administration fee will also be eligible for the discretionary grant. The additional £10,000 can only be accessed where the full £30,000 of mandatory grant has been utilised. The discretionary element will be registered as a land charge if the works include alterations to the property on owner occupied properties and, in the event the property is sold within a 10 year period, the Council require repayment. * Please see exception policy.

The availability of the top-up grant is at the discretion of the Council and subject to availability of funding.

Ribble Valley Adaptation Grant

For some households the means testing requirement makes them not eligible for assistance. This often means the works are not carried out or don't fully meet the person needs. The Ribble Valley adaptation allows a grant to provide 1 item as recommended by the Occupational Therapist up to a maximum of £5,000 plus the administration fee. This is available to any household who fails the means test. This will fund the cost of the 1 item prioritised by the Occupational Therapist. The applicant can then choose as to whether they fund the remaining works themselves. The full grant will be registered as a land charge if the works include alterations to the property on owner occupied properties and, in the event the property is sold within a 10 year period, the Council require repayment. * Please see exception policy.

The availability of the Ribble Valley Adaptation Grant is at the discretion of the Council and is subject to the availability of funding.

Review of the policy

The ability to provide Discretionary Top up and Ribble Valley Adaptation grants will be reviewed quarterly with regard to financial capacity to award the discretionary element. Mandatory grants will take priority.

The provision of Discretionary Top up and Ribble Valley Adaptation DFGs will be reported to each Health and Housing Committee.

The policy will be reviewed annually by the Health and Housing Committee.

Scheme	Assistance Available	Purpose	Scope of Assistance	Eligibility	Scheme Conditions
Mandatory Disabled Facilities Grant	Maximum assistance per application: Statutory maximum: £30,000 from Better Care Fund allocation	Assistance to: Meet the Council's statutory obligation to assist disabled residents to live independently in their homes	 <u>Aids and adaptations to</u>: a) be recommended by an Occupational Therapist; b) meet the regulations governing eligibility for works, including: adaptations to aid access into and around the property; works to ensure the safety of the applicant; provision of suitable bathroom or sleeping facilities, heating, and access to lighting and power; provision of suitable kitchen facilities or adaptation of existing kitchen, and; works to enable a disabled resident to care for dependent residents. 	 <u>Applications considered</u> <u>from</u>: a) disabled home owners; b) disabled tenants (both in the private and social housing sectors); c) disabled persons living at home with their family, and; d) parents or guardians of a disabled child; 	 <u>Applications to include</u>: a) completed application form, and; b) two estimates for the works in the required format <u>Applications subject to</u>: a) means test through standard test of resources, except where; b) the grant is approved in respect of a disabled child under the age of 19 <u>Works to be</u>: a) completed within 12 months of grant approval; b) completed to the satisfaction of the Council

Priority 1 – Assist disabled and vulnerable residents to remain in their homes through the provision of aids and adaptations

Scheme	Assistance Available	Purpose	Scope of Assistance	Eligibility	Scheme Conditions
					 <u>Grants in excess of £5,000</u> to be: a) registered as a local land charge against the property if the works include alterations to the property on owner occupied properties (ie, not equipment) b) 10% admin fee is charged where technical support is used. 5% admin fee where there is no technical input c) a maximum of £10,000 be repaid if the property is sold, transferred, or assigned within 10 years.
Ribble Valley Adaptation Grant	Maximum individual grant £5,000 + admin fee To be funded from Better Care Fund	As per Mandator	 Ribble Valley adaptation DFG only applicable for 1 item: provision of stair lift conversion bathroom to wetroom ceiling track hoist wash only bidet provision of ramps, half steps and galvanised rails 	As per mandatory DFG Only 1 Ribble Valley adaptation grant within a 5 year period	 All scheme conditions are the same as Mandatory DFG above except: no means test the full grant will be registered as a charge against the property for 10 years if the works include alterations to the

Scheme	Assistance Available	Purpose	Scope of Assistance	Eligibility	Scheme Conditions
			 access inside or outside the property Any other adaptation as recommended by the OT 		property on owner occupied properties (ie, not equipment).
Disabled Facilities Discretionary Top up Grant	Maximum assistance per application: £10,000 from Better Care Fund allocation + admin fee	Assistance to: a) provide top-up funding to meet the reasonable cost of aids and adaptations to assist the applicant to live independently in their home, where a Disabled Facilities Grant is approved at the statutory maximum and the eligible expense less contribution also exceeds the statutory maximum (currently £30,000).	Aids and adaptations to be: (As set out above for Mandatory Disabled Facilities Grants)	Applications considered from: a) applicants for a Mandatory Disabled Facilities Grant, where the eligible costs of the work exceed the mandatory grant	 <u>Applications to include</u>: a) No separate application - assistance linked to Mandatory DFG application <u>Applications subject to</u>: a) means test through standard test of resources, except where b) the grant is approved in respect of a disabled child under the age of 19 <u>Works to be</u>: a) completed within 12 months of application approval b) completed to the satisfaction of the Council <u>All the discretionary top up</u> grant amount to be:

Scheme	Assistance Available	Purpose	Scope of Assistance	Eligibility	Scheme Conditions
					 a) registered as a local land charge against the property if the works include alterations to the property on owner occupied properties (ie, not equipment) b) 10% admin fee is charged where technical support is used. 5%
					admin fee where there is no technical input
					c) the full grant to be repaid if the property is sold, transferred, or assigned within 10 years.



Disabled Facilities Grant (DFG):

Autumn Budget announcement: Additional £42 million for DFG in 2017-18

1 December 2017

For the attention of:

- 1. Borough Authority Chief Executives
- 2. Unitary Authority Chief Executives
- 3. London Borough Chief Executives
- 4. District Council Chief Executives
- 5. County Council Chief Executives
- 6. Better Care Fund Managers

Dear Chief Executives,

In the Autumn Budget, the Chancellor announced an additional £42 million of capital funding for the DFG in 2017-18 for local authorities in England. As you know, the DFG is for the provision of adaptations to disabled people's homes to help them better access, and move around, their homes and/or gardens. Home adaptations can be a welcome intervention for many, enabling people to live independently and safely. While this additional funding should continue to be used for home adaptations, there is also flexibility to use some of the additional funding on wider social care capital projects. This additional funding should be spent in the 2017-18 financial year.

Unlike the current 2017-18 DFG Grant Determination, in two tier areas the additional funding will be issued directly to the lower tier authorities. Please note that this additional DFG funding will not be subject to the usual Better Care Fund (BCF) requirements such as the need for local authorities and clinical commissioning groups to jointly agree how to spend the funding as part of your local BCF plan. This is to ensure that the additional funding is quickly distributed, and to enable it to be spent by the end of the current financial year. If an authority is unable to spend the additional funding, it will be re-allocated to an authority in greater need.

The attached table sets out indicative maximum allocations for each authority (**Annex A**). These allocations have been calculated in accordance with the existing Building Research Establishment allocation methodology. Given the exceptional circumstances of this additional funding, we should be grateful if all lower tier authorities, unitary authorities and London boroughs could confirm whether they wish to accept the full indicative allocation of additional funding and are able spend the

entirety of the indicative allocation of additional funding by 31 March 2018. If an authority is unable to spend some or all the additional funding, it will be re-allocated to an authority in greater need.

Please send your responses to: <u>Disabledfacilities.grants@communities.gsi.gov.uk</u> by **close of play Monday 11 December 2017**. Please clearly identify the name of your local authority and provide a named contact and telephone number for any queries. We expect to distribute the additional funding as soon as we have received replies from all authorities. We will also issue a Grant Determination letter which will necessitate a declaration of the additional grant usage to ensure that it has been spent in accordance with the conditions of the Grant Determination.

I should also like to take this opportunity to remind all local authorities about the work of the national body for home improvement agencies, Foundations, which this Department funds. Foundations are able to advise and support local authorities as well as home improvement agencies on the DFG and efficient delivery of adaptations, and to local authority commissioners on commissioning local home improvement services. More information can be found at: http://www.foundations.uk.com/home/

If you have any further questions please contact the Housing Support Division at <u>Disabled.Facilitiesgrants@communities.gsi.gov.uk</u> or the enquiries line on 0303 444 4400 and ask for colleagues who work on the Disabled Facilities Grant.

Yours faithfully,

Cathy Page Deputy Director Housing Support Division Department for Communities and Local Government

	Maximum
	indicative
Local Authority	amount
Adur	£52,719.67
	£97,907.95
Amber Valley	£105,941.42
Arun	£128,033.47
Ashfield	£63,263.60
Ashford	£76,820.08
Aylesbury Vale	£81,338.91
Babergh	£55,732.22
Barking And Dagenham	£143,096.23
Barnet	£218,410.04
Barnsley	£242,510.46
Barrow-In-Furness	£100,167.36
Basildon	£105,439.33
Basingstoke And Deane	£120,251.05
Bassetlaw	£93,138.08
Bath And North East Somerset	£105,941.42
Bedford	£105,941.42
Bexley	£225,941.42
Birmingham	£1,003,430.96
Blaby	£48,451.88
Blackburn With Darwen	£158,159.00
Blackpool	£167,698.74
Bolsover	£77,824.27
Bolton	£266,861.92
Boston	£40,167.36
Bournemouth	£105,188.28
Bracknell Forest	£75,062.76
Bradford	£383,849.37
Braintree	£75,313.81
Breckland	£93,389.12
Brent	£421,757.32
Brentwood	£30,125.52
Brighton And Hove	£165,690.38
Bristol, City Of	£261,338.91
Broadland	£70,041.84
Bromley	£178,242.68
Bromsgrove	£77,824.27
Broxbourne	£63,514.64
Broxtowe	£72,301.26
Burnley	£213,640.17

Annex A

Bury	£154,895.40
Calderdale	£234,979.08
Cambridge	£65,774.06
Camden	£72,301.26
Cannock Chase	£75,313.81
Canterbury	£94,895.40
Carlisle	£166,443.51
Castle Point	£56,485.36
Central Bedfordshire	£146,610.88
Charnwood	£83,849.37
Chelmsford	£81,589.96
Cheltenham	£76,820.08
Cherwell	£94,142.26
Cheshire East	£156,401.67
Cheshire West And Chester	£275,648.54
Chesterfield	£95,397.49
Chichester	£131,297.07
Chiltern	£60,251.05
Chorley	£58,995.82
Christchurch	£43,179.92
City Of London	£2,259.41
Colchester	£108,953.97
Copeland	£52,719.67
Corby	£43,430.96
Cornwall	£523,179.92
Cotswold	£102,928.87
County Durham	£463,682.01
Coventry	£320,083.68
Craven	£46,945.61
Crawley	£81,589.96
Croydon	£225,941.42
Dacorum	£74,560.67
Darlington	£73,054.39
Dartford	£50,711.30
Daventry	£35,397.49
Derby	£169,456.07
Derbyshire Dales	£42,677.82
Doncaster	£174,225.94
Dover	£102,426.78
Dudley	£505,104.60
Ealing	£290,711.30
East Cambridgeshire	£51,464.44
East Devon	£104,937.24
East Dorset	£67,029.29
East Hampshire	£131,799.16

East Lindsey £117,489.54 East Northamptonshire £41,924.69 East Riding Of Yorkshire £223,179.92 East Staffordshire £86,610.88 Eastbourne £130,543.93 Eastbeurne £130,543.93 Eastleigh £100,418.41 Eden £39,665.27 Elmbridge £74,309.62 Enfield £288,953.97 Epping Forest £72,803.35 Epsom And Ewell £60,251.05 Erewash £74,560.67 Exeter £70,543.93 Fareham £62,761.51 Fenland £83,598.33 Forest Of Dean £72,301.26 Fylde £91,882.85 Gateshead £138,828.45 Gedling £85,857.74 Gloucester £96,401.67 Gosport £67,782.43 Gravesham £89,874.48 Grae Yarmouth £90,376.57 Greenwich £222,426.78 Guildford £60,251.05 Hackney £129,790.79	East Hertfordshire	£57,238.49
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	High Peak	
	Hillingdon	£407,447.70

Hinckley And Bosworth	£37,656.90
Horsham	£107,447.70
Hounslow	£236,485.36
Huntingdonshire	£113,472.80
Hyndburn	£75,564.85
Ipswich	£103,682.01
Isle Of Wight	£154,142.26
Isles Of Scilly	£1,757.32
Islington	£150,878.66
Kensington And Chelsea	£66,527.20
Kettering	£53,974.90
King's Lynn And West Norfolk	£117,991.63
Kingston Upon Hull, City Of	£215,397.49
Kingston Upon Thames	£118,744.77
Kirklees	£270,627.62
Knowsley	£175,732.22
Lambeth	£128,033.47
Lancaster	£163,933.05
Leeds	
	£645,188.28
Leicester	£205,857.74
Lewes	£90,376.57
Lewisham	£106,443.51
	£82,092.05
Lincoln	£62,259.41
Liverpool	£586,443.51
Luton	£123,514.64
Maidstone	£112,970.71
Maldon	£45,188.28
Malvern Hills	£45,188.28
Manchester	£670,794.98
Mansfield	£96,903.77
Medway	£185,523.01
Melton	£25,104.60
Mendip	£70,292.89
Merton	£111,464.44
Mid Devon	£60,502.09
Mid Suffolk	£50,962.34
Mid Sussex	£87,364.02
Middlesbrough	£163,933.05
Milton Keynes	£93,389.12
Mole Valley	£67,029.29
New Forest	£80,836.82
Newark And Sherwood	£81,589.96
Newcastle Upon Tyne	£202,343.10
Newcastle-Under-Lyme	£126,527.20

Newham	£223,430.96
North Devon	£73,807.53
North Dorset	£36,150.63
North East Derbyshire	£50,209.21
North East Lincolnshire	£251,046.03
North Hertfordshire	£70,794.98
North Kesteven	£66,276.15
North Lincolnshire	£198,577.41
North Norfolk	£86,610.88
North Somerset	£168,200.84
North Tyneside	£124,769.87
North Warwickshire	£59,748.95
North West Leicestershire	£54,728.03
Northampton	£120,251.05
Northumberland	£221,924.69
Norwich	£98,912.13
Nottingham	£211,380.75
Nuneaton And Bedworth	£125,523.01
Oadby And Wigston	£33,640.17
Oldham	£167,698.74
Oxford	£111,715.48
Pendle	£75,815.90
Peterborough	£171,966.53
Plymouth	£195,313.81
Poole	£78,828.45
Portsmouth	£158,159.00
Preston	£126,527.20
Purbeck	£34,895.40
Reading	£92,384.94
Redbridge	£184,267.78
Redcar And Cleveland	£114,476.99
Redditch	£73,054.39
Reigate And Banstead	£97,907.95
Ribble Valley	£27,112.97
Richmond Upon Thames	£150,627.62
Richmondshire	£22,594.14
Rochdale	£223,179.92
Rochford	£37,656.90
Rossendale	£88,619.25
Rother	£134,058.58
Rotherham	£217,405.86
Rugby	£52,719.67
Runnymede	£67,782.43
Rushcliffe	£55,230.13
Rushmoor	£94,393.31

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Weymouth And Portland	£74,811.72
Wigan	£339,414.23
Wiltshire	£273,640.17
Winchester	£94,895.40
Windsor And Maidenhead	£78,326.36
Wirral	£302,259.41
Woking	£105,439.33
Wokingham	£82,845.19
Wolverhampton	£270,627.62
Worcester	£56,485.36
Worthing	£105,439.33
Wychavon	£92,887.03
Wycombe	£111,715.48
Wyre	£153,640.17
Wyre Forest	£107,698.74
York	£110,962.34
	£42,000,000.00