



**Stockton-on-Tees**  
BOROUGH COUNCIL

**Private Sector  
Housing Division**



# **Disabled Facilities Grants - Introduction**

A Disabled Facilities Grant is a grant from your local Council to help towards the cost of adapting your home to enable you to continue to live there. A grant is paid when the Council considers that changes are necessary to meet your needs, and that the work is reasonable and practical.

## Who can get a Disabled Facilities Grant?

You may be eligible for a Disabled Facilities Grant if you, or someone living in your property, are disabled and:

- you, or the person on whose behalf you are applying, are either the owner or tenant (including licensees) of the property
- you can certify that you, or the person on whose behalf you are applying, intend to occupy the property as your/their only or main residence throughout the grant period which is currently five years

A landlord may apply on behalf of a disabled tenant.

## What types of adaptation can be provided?

A Disabled Facilities Grant can be used for adaptations to give you better freedom of movement into and around your home and/or to provide essential facilities within it.

If you are disabled, acceptable types of work include:

- widening doors and installing ramps
- providing or improving access to rooms and facilities - for example, by installing a stair lift or providing a level access showering facility
- improving or providing a heating system which is suitable for your needs

- adapting heating or lighting controls to make them easier to use
- improving access to and movement around the home to enable you to care for another person who lives in the property, such as a child
- facilitating access to and from a garden by a disabled occupant
- making access to a garden safe for a disabled occupant.



An occupational therapist will look at your circumstances and can recommend the type of adaptation(s) needed.

## **How much you can get**

The amount paid is usually based on a financial assessment - a 'means test' - of your average weekly income. There is no means testing for families of disabled children under 19.

Means testing will take into account savings over £6,000. Certain benefits including Disability Living Allowance and Attendance Allowance are ignored when carrying out the means test. If you have a partner, your combined income will be assessed jointly. Capital is included in the means test however the first £6,000 of savings is disregarded.

The maximum amount of grant that a Council in England is required to pay is £30,000 per application, less any assessed contribution you may have as a result of the means test.

## **Grant Conditions**

There are certain conditions that apply to Disabled Facilities Grants. The main conditions are that the Council has the right to reclaim equipment which is no longer required by the disabled occupant within 5 years of installation and that the Council, depending on the value of the adaptation may place a charge on the adapted property up to a maximum of £10,000. If an adapted property is sold or otherwise disposed of within a 10 year period the Council will seek to recover the amount it has registered as a charge.

# Disabled Facilities Grants - How to apply



## How to apply

In the first instance you should contact Children, Education and Social Care's 'First Contact Unit' on 01642 527764, they will arrange for an Occupational Therapist to visit to assess what work is necessary and appropriate to meet the needs of the disabled person. If the Occupational Therapist feels your home needs adapting they will complete a referral form and send it to the Private Sector Housing Division who will then determine if you are eligible for a Disabled Facilities Grant.

You must apply for a grant before you start any work as you will not get any grant assistance if you start work before the application is approved.

The Private Sector Housing Division can provide you with a full agency service to help you make an application.

Once an application has been made we must notify you of the result of your application, in writing, within six months of receiving your formal application. (A formal application must include a completed and signed application form, certificate of future occupation, acceptable quotations for the work and details of any agent's, architect's or surveyor's fees if applicable).

## **How is the grant paid?**

The grant is sometimes paid in installments, and sometimes in full on completion of the work. The Council will pay the contractor directly.

Payments are made:

- when the council is satisfied that the work (or phase of work) has been completed to their satisfaction and in accordance with the grant approval
- on presentation of an acceptable invoice, demand or receipt for payment of works

If the work was carried out by the applicant or a relative, only invoices for materials or services bought are acceptable.

## **How to appeal**

If you are refused a Disabled Facilities Grant, or are unhappy with the amount you have been awarded, you can appeal against the decision. You can do this in the first instance by writing to:

Private Sector Housing Manager, Private Sector Housing Division,  
Development and Neighbourhood Services  
Stockton-on-Tees Borough Council  
16 Church Road, Stockton-on-Tees TS18 1TX

If, after having appealed to the Council, you are still not happy with the outcome, you may register your complaint with the Local Government Ombudsman.

## Summary

- A Disabled Facilities Grant may be available to anyone who is disabled, living in the property for which they are applying for the grant and intend to live in the property for the full grant period of five years.
- A Disabled Facilities Grant can be used for adaptations such as, widening doors and installing ramps, installing stairlifts or level entry showers, improving heating systems, adapting heating or lighting controls, improving access to and movement around the home, improving access to a garden and making it safe.
- The amount paid is usually based on a financial assessment of the applicant's average weekly income in relation to outgoings.
- Maximum amount paid will be £30,000.
- Grant must be applied for before any work is started.
- To arrange for an assessment of need to be carried out, contact Children, Education and Social Care's 'First Contact Unit' on 01642 527764.



## Opening Hours

The office is open from:  
8.30am - 5.00pm Monday to Thursday  
8.30am - 4.30pm Fridays.

Private Sector Housing  
Stockton-on-Tees Borough Council, 16 Church Road  
Stockton-on-Tees TS18 1TX

Tel: 01642 527797 Fax: 01642 526541

Email: [privatesectorhousing@stockton.gov.uk](mailto:privatesectorhousing@stockton.gov.uk)

If you would like this information in any other language or format for example **large print** or audio please contact 'Private Sector Housing' on 01642 527797.

إذا كنت ترغب الحصول على هذه المعلومات بلغات أو بأشكال أخرى على سبيل المثال بالطبعة الكبيرة أو بالتسجيل المسجل فالرجاء الإتصال 'بدايفرستي هومز' (Private Sector Housing Division) على هاتف رقم 01642 527797

ARABIC

欲要這份資訊的其它語言版或其它版式例如大字體印刷/錄音帶，請致電01642 527797 接洽 '多元化隊' (Private Sector Housing Division)

MANDARIN

آگر شما این اطلاعات را به زبان یا شکل دیگری مثلا چاپ بزرگ یا بصورت صدا میخواهید لطفا با تیم ما در ارتباط باشید (گوتگوتی) (Private Sector Housing Division) یا شماره 01642 527797 به تماس شوید

FARSI

Si vous souhaitez obtenir ces informations dans d'autres langues ou sous un autre format, par exemple, en gros caractères / version audio, veuillez contacter l'équipe "Private Sector Housing Division" au n° 016 42 52 77 97

FRENCH

تھمگر جھوت لن بہ تھم رائیاریہ ہدفہست بگھوت بہ رمانگانی تر پانہ بہ شتوہکی تر پو نموہ جاری گھوہ/زان بہتلی تھمگر لو نگاہ بہرہندی بکہ بہ 'تھمی ڈایفرستی' (Private Sector Housing Division) لہ سہر تمارہ تہلہفوت 01642 527797

KURDISH

ਜੇ ਤੁਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਕਿਸੇ ਹੋਰ ਢੰਗ ਨੂੰ ਜਾਂ ਕੋਈ ਹੋਰ ਭਾਸ਼ੀ ਵਿੱਚ ਜਾਂ ਟੇਪ/ਸੀ ਡੀ 'ਤੇ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 'Private Sector Housing Division' ਨੂੰ 01642 527797 ਨੰਬਰ ਉੱਤੇ ਸੰਪਰਕ ਕਰੋ।

PUNJABI

اگر آپ ان معلومات کو کسی بھی اور زبان یا اندازہ میں پانہ سے پرنٹ / آڈیو ٹیپ وغیرہ میں حاصل کرنا چاہیں، تو ڈائری کیم 01642 527797 (Private Sector Housing Division) کو اس نمبر پر فون کیجئے

URDU