**Cambridgeshire Housing Adaptations & Repairs Policy**

**Summary of Policy – CONSULTATION DRAFT**

**INTRODUCTION**

This policy is aimed at helping people to live safely and independently at home. It applies to people living in the areas covered by:

* Cambridge City Council
* East Cambridgeshire District Council
* Fenland District Council
* Huntingdonshire District Council; and
* South Cambridgeshire District Council

It includes four types of financial assistance – in the form of grants or loans - which may be available to disabled people and those on low incomes:

1. Mandatory **Disabled Facilities Grants (DFGs)** to provide disabled adaptations in people’s homes
2. Discretionary **Top Up Assistance** where the cost of works agreed through a Disabled Facilities Grant application is above the statutory maximum amount of £30,000
3. Discretionary **Relocation Assistance** to help disabled people to move to a more appropriate home; and
4. Discretionary **Special Purposes Assistance** for capital repairs or other minor works in the home.

The table at Table 1 below gives more detail on each of these.

The key objectives of the policy are:

* To support healthy, safe and independent living
* To help prevent hospital or care admission
* To facilitate a patient being discharged from hospital and enabling them to live safely and independently at home
* To prevent the need for higher expenditure elsewhere in the health and/or social care system
* To improve housing conditions and remove hazards in the home (ie Category 1 hazards under the Health & Safety Rating System)

The local Home Improvement Agency XXXX can help you to apply for financial assistance.

If the grant or loan is to pay for work to be done in your home, the Home Improvement Agency can also arrange for that work to be carried out on your behalf.

As part of considering any application, an Occupational Therapist or someone from the Home Improvement Agency may have an initial discussion with you on whether, if you are offered financial assistance, your home is likely to remain suitable for you in the longer term. As part of this discussion they may, if appropriate, point you towards advice and help in thinking about longer term housing options.

**The district councils have a statutory duty to provide Disabled Facilities Grants to those who need them. However, the extent to which the other three discretionary forms of assistance can be offered will depend on both the individual’s needs and the resources available.**

For more information on what the policy covers and whether you might be eligible, please contact:

Residents living in Cambridge City, Huntingdonshire & South Cambridgeshire District council areas: XXX

* Residents living in East Cambridgeshire District Council area XX
* Residents living in Fenland District Council area XX

To apply for a grant or loan under this policy, please contact XXX (each district to insert own contact arrangements)

City and South Cambs only: If you are a council tenant, please contact XXX

A full version of the policy will be available on the council’s website at XXX

**Table 1: Draft Cambridgeshire Adaptations Policy 2018 – Summary of Assistance**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Assistance** | **Description** | **Grant or loan** | **Max amount** | **Means test** | **Tenure** | **Specific restrictions** | **Residency requirements** | **Secured on property** | **Repayable** | **Restrictions on future applications** |
| **Disabled Facilities Grant (Mandatory)** | Home adaptations for disabled people | Grant | £30,000 (statutory max) | Adults: In receipt of one or more qualifying benefits or full Financial Test of Resources.  Children and eligible young people: not means tested | All tenures  (Separate arrangements available for council tenants in Cambridge City and South Cambridgeshire) | National eligibility criteria apply | None | Yes – for grants over £10,000.  Minimum charge £500;  Maximum charge £10,000 | Yes, if property disposed of within 10 years | Consider-ation subject to new referral from Social Services |
| **DFG Top Up Assistance**  **(Discretio-nary)** | Where cost of mandatory DFG works exceeds £30,000 | Loan | £15,000 | Adults: means test for DFG will take into account full cost of work.  Children: no means test | Must have an owner’s interest | Must be eligible for mandatory DFG | None | Yes – full amount | Yes – full amount | Consider-ation subject to new referral from social services |
| **Disabled Persons’ Relocation Assistance**  **(Discretion-ary)** | To help with reasonable costs of moving to a more suitable home | Grant | Reason-able costs. (Individual districts may set a maximum amount) | No | All tenures except council tenants in City & South Cambs (separate arrange- ments apply) | Existing accommo-dation not adaptable; & property to which moving more closely meets needs. | None | n/a | n/a | Individual’s circum-stances must have changed significantly |
| **Special Purposes Assistance**  **(Discretion-ary)** | Capital repairs, minor works or other interventions to meet policy objectives | Grant (If individual district offers more than £10k, additional amount may be offered as a loan | £10,000 (Individual districts may choose to set a higher amount) | In receipt of a qualifying benefit (except fast-track DFGs for children) | All tenures, provided work is not the landlord’s responsibility | Not available for repairs to disability equipment | Disabled adaptations: none  Other works: 2 years | Up to £10k non secured. Anything above £10k may be secured | Up to £10k: no  Anything above may be repayable | 3 years unless there are extenuating circumstances |