

Appendix A – Disabled Facilities Grants

Policy on Property Charges for Disabled Facilities Grants

Property Charges will apply to all grant works that exceed £5000 (excluding any agency or professional fees)

The following exceptions will apply

- External and internal lifts and through floor lifts.
- Permanent ramps within the existing footprint of the property
- Where a low level wheelchair accessible kitchen has been installed.
- Where adapted bathing or toileting facilities have been provided within the existing footprint of the property.

Where multiple works have been carried out on one application and the works exceed £5,000 excluding any of the above named items then a charge shall be made.

Time scale

The charges will last for **ten years** from the Certified date of the grant.

Multi application DFG's

Where a client has several Disabled Facilities Grants successively, each, if over £5000, will have its own land charge applied to it.

Repayment of grant

It is a condition of grant that if an owner (also being the recipient of the grant) to which the application relates, disposes of the property (whether by sale, assignment, transfer or otherwise) then they shall repay to the Council on demand the amount of grant, over and above £5,000, that has been paid, subject to a maximum repayment of £10,000.

In addition, the normal conditions prescribed under the Housing Grants, Construction & Regeneration Act 1996 that relate to Disabled Facilities Grants will remain.

In the event of a breach of a condition, the owner for the time being of the dwelling shall on demand repay to the Council the amount of the grant.

Policy on Access to Garden

In determining whether the works are reasonable and practicable the Council must satisfy themselves having regard to:

- The age and condition of the dwelling or building.
- The practicalities of carrying out adaptations to the property with narrow doorways, difficult or limited access.
- Conservation considerations and planning constraints

- Impact on other occupants of the proposed works, if those works could reduce or limit the existing facilities or amenities in the dwelling.

The council will only provide a grant that is sufficient to enable the disabled person reasonable access to the garden or yard. The grant is not intended to pay for works to enable access to the whole garden or to every outhouse or structure within a property's curtilage where it is clear that the disabled person does not specifically need such access.

The new provision is, therefore, solely for access as follows:-

1. The garden should be immediately adjacent to the building, within the same curtilage as the applicant's home.
2. The grant to cover one access doorway to the garden. (It is appreciated that in some properties the existing level entry may be to the front of the property therefore access to the back garden may be included provided this is used as the main leisure/garden area.)
3. Access does not include the following:
 - access to an area of decking(or similar area) separated from the main house
 - provision of, or access to, raised garden beds
 - access to outhouses/garages and garden buildings including greenhouses, sheds etc.
 - where access is not deemed reasonable and practicable, for example where steplifts or platform lifts are required
4. Normally access to gardens criteria would be fulfilled by either improving existing access, or by providing a suitable outdoor space that can be accessed safely from the dwelling to allow appreciation of the outdoor area by the disabled person.

A suitable outdoor space should where possible be 4m wide x 2m deep, level, free from tripping hazards and be provided with curbing / safety rails as appropriate.

Exceptional Circumstances

The Housing Standards and Adaptations Manager will consider, in exceptional circumstances, applications not covered by the policy, where there are health or safety risks or other relevant circumstances.

Appeals and Complaints

If an applicant is not satisfied with the outcome of an application then it will be dealt with through the council's complaints procedure. The applicant should contact the council's complaints manager on York 613161

Review

This policy is subject to periodic review.