Summary of:
Calderdale Metropolitan Borough Council
Disabled Facilities Grant (DFG) Policy

This document is a summary of Calderdale Metropolitan Borough Council's Disabled Facilities Grant (DFG) Policy, the full Policy should be consulted for more detail.

The policy sets out how Calderdale Metropolitan Borough Council's Accessible Homes Agency administers Disabled Facilities Grants (DFGs) and discretionary adaptation funding to help disabled adults, children, and older people remain independent, safe, and living in their own homes.

The policy establishes a comprehensive framework for delivering mandatory Disabled Facilities Grants and a range of discretionary adaptation schemes across Calderdale. It aims to maximise independence, reduce health and social care pressures, support hospital discharge, improve quality of life, and provide greater flexibility in meeting the needs of disabled adults and children. In addition to standard DFG provision, the policy introduces fast-track and non-means-tested assistance for hospital discharge, end-of-life care, rapidly deteriorating conditions, lifting equipment, specialist toilets, relocation support, and top-up funding where adaptation costs exceed statutory limits.

The main legislation covering Disabled Facilities Grants is The Housing Grants, Construction and Regeneration Act 1996, further relevant legislation is laid out in the Policy.

Purpose of the Policy

The policy aims to:

- Promote independent living and wellbeing.
- Prevent or delay the need for care services or residential care.
- Support hospital discharge.
- Improve safety, dignity, and accessibility within the home.
- Provide a flexible framework for using DFG and Better Care Fund resources.
- Mandatory Disabled Facilities Grants (DFG)

The Council provides mandatory grants for adaptations that help disabled people:

- Access their home.
- Access key rooms (living room, bedroom, bathroom, WC).
- Prepare and cook food.
- Improve safety.
- Access gardens.
- Improve heating and environmental controls.
- Care for other household members.

Eligibility

To qualify:

- The person must have a substantial and long-term physical, sensory or mental impairment.
- The property must be their main residence.
- They must own or rent the property and have the necessary permissions.
- The proposed works must be:
    - Necessary and appropriate.
    - Reasonable and practicable.

An Occupational Therapist assessment is normally required, with an incremental approach considering equipment and minor adaptations before major works.

Financial Assistance

Mandatory Grant Limit

Minimum grant: £1,000

Maximum mandatory grant: £30,000

Means Testing

Adult applicants are usually means tested.

Children under 18 are not means tested.

Certain means tested benefits can exempt applicants from the means test.

Landlord applications are not means tested.

Local Land Charges

The Council may place a charge against a property where:

- The adaptation significantly increases property value.
- Grant funding exceeds £5,000.
- The property is sold within 10 years.
- The maximum charge on mandatory DFG funding is £10,000.

Discretionary Assistance Schemes

The policy introduces several discretionary schemes funded through The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. These schemes are available subject to funding and resources.

Key schemes include:

Scheme	Key Features
Internal Lifting Equipment	Non-means tested, up to £30,000 for stairlifts, through-floor lifts and ceiling track hoists.

Wash/Dry WC Provision	Non-means tested, up to £30,000.
Mechanical Door Openers	Non-means tested for main entrance doors.
Hospital Discharge Grant	Fast-track adaptations essential to allow discharge home. Non-means tested up to £30,000.
End-of-Life Adaptations Grant	Fast-track, non-means tested essential adaptations for people with less than 12 months life expectancy. Up to £30,000.
Rapidly Deteriorating Conditions Grant	Fast-track, non-means tested essential adaptations where a condition is entering a terminal phase. Up to £30,000.
Relocation Grant	Up to £5,000 to support moving where adaptation is impractical or uneconomic. Non-means tested.
Discretionary Top-Up Funding	Additional funding where costs exceed £30,000, subject to approval and available budget. **These grants may be subject to a charge on the property with no time limit**.
Minor Works Plus scheme	Treats works between £1,000 and £3,000 as Minor Works, removing the need for a means test and DFG application

Application Process

The typical process involves:

- Occupational Therapy assessment.
- Referral to the Accessible Homes Agency.
- Means test/Passporting Benefit and grant eligibility checks.
- Technical assessment of the property.
- Submission of quotes.
- Grant approval.
- Completion of works.
- Inspection and payment of grant.

Urgent and hospital discharge cases can be fast-tracked; this is decided by the Occupational Therapist.

Monitoring Outcomes

Success of adaptations will be measured through:

- Occupational Therapist reviews approximately three months after completion.
- Customer satisfaction surveys.
- Complaints and compliments monitoring.
- National DFG performance reporting.