

**Babergh and Mid Suffolk District Council**  
**Housing Assistance Policy under the Regulatory Reform Order**  
**2020 - 2025**

## **1. Introduction**

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 (RRO), gives Local Authorities the power to develop their own policy to assist their residents to maintain and adapt their homes to ensure that they are safe and suitable for them to live in.

The Housing Assistance Policy has been developed to allow Babergh and Mid Suffolk District Councils (The Councils) to make best use of their Disabled Facilities Grant (DFG) funding. This will enable the Councils to meet their strategic priorities and work collaboratively with health and social care colleagues to provide better outcomes for residents.

## **2. Strategic Aims**

The Housing Assistance Policy (HAP) sets out how Babergh and Mid Suffolk District Councils will offer assistance to disabled residents to improve accessibility to and suitability of their accommodation.

The HAP allows Babergh and Mid Suffolk District Councils to meet the aspirations set out in their Corporate Plan and Homes and Housing Strategies to ensure that *everyone has a suitable home, and residents are able to live as healthily, safely, independently as possible within sustainable communities (Homes and Housing Strategy 2019).*

## **3. Key Objectives**

The key objectives of the Housing Assistance Policy are: -

- To ensure residents are able to live as healthily, safely and independently as possible
- To help prevent hospital, care home or residential home admissions
- To facilitate the prompt discharge of residents from hospital
- To prevent the need for increased expenditure elsewhere in the 'Suffolk System', including Health and Social Care

## **4. Capital Resources**

The Better Care Fund (BCF) allocate funding to Suffolk County Council (SCC) to fund Disabled Facilities Grants. SCC currently retain 28.5% of the funding for the Minor Equipment Contract, which enables residents to remain independent in their homes.

The remaining budget allocated for 2019/20 is £479,374 at Babergh and £440,100 at Mid Suffolk.

Due to significant underspending of the budget in previous years, there is additional money available in the budget.

## 5. Assistance Being Offered

A summary of the types of assistance offered to residents under the Housing Assistance Policy, can be found in the table below.

A more detailed explanation of each of these schemes can be located in Appendices 'C' to 'I'.

Type of Assistance	Eligibility	Example Works	Financial Limits	Conditions	Outcome
Disabled Facilities Grant (DFG)	Mandatory Means Test - DFG Assessment (Prescribed in Legislation)	Over bath shower Widen doorways Wheelchair Accessible Kitchens Height Adjustable Baths Level Access Showers Stairlifts Ceiling Track Hoists Specialist Wash/Dry Toilet Ramped Access into Home	£30,000 (set in Legislation)	Set out in Legislation	For disabled residents to live in suitable accommodation, which enables them to live as independently as possible
Discretionary Disabled Facilities Grant (DDFG)	Mandatory Means Test - DFG Assessment (Prescribed in Legislation)		£10,000 (£40,000 including Mandatory DFG)	At the discretion of a member of the Housing Solutions Management Team  A charge will be registered against the property  No contribution from residents for the additional £10,000	For disabled residents to live in suitable accommodation, which enables them to live as independently as possible

Type of Assistance	Eligibility	Example Works	Financial Limits	Conditions	Outcome
Discretionary Relocation Grant (DRG)	Non-Means Tested	Removal Expenses Estate Agent Fee's Legal Fee's Other Reasonable Expenses will be Considered	£7,500	When a property is unsuitable for adaptations or it would be more cost effective to move and the resident wishes to move.  To cover the cost of removals and help towards associated fee's	For disabled residents to live in suitable accommodation, which enables them to live as independently as possible
Minor Adaptations Grant - Living with Dementia (MAGD)	Non-Means Tested	Talking Reminder Clocks Bathroom Fittings Labelling Sticker Book Installation of a Key Safe	£7,500	Non-Means Tested	For disabled residents to live in suitable accommodation, which enables them to live as independently as possible
Minor Adaptations Grant - Terminal Illness / End of Life (MAGTI)	Non-Means Tested	Removing Door Thresholds Installing Pivot Hinges Widening Doors Installation of Additional Radiators Level Access Shower	£7,500	Non-Means Tested	For disabled residents to live in suitable accommodation, which enables them to live as independently as possible

Type of Assistance	Eligibility	Example Works	Financial Limits	Conditions	Outcome
Minor Adaptations Grant - Home from Hospital (MAGH)	Non-Means Tested	Removing Door Thresholds Installing Pivot Hinges Widening Doors Installation of Additional Radiators Level Access Shower	£7,500	Non-Means Tested	For disabled residents to live in suitable accommodation, which enables them to live as independently as possible
Minor Adaptations Grants - MAG	Non-Means Tested	Removing Door Thresholds Installing Pivot Hinges Widening Doors Installation of Additional Radiators Level Access Shower	£7,500	Non-Means Tested	For disabled residents to live in suitable accommodation, which enables them to live as independently as possible

## 6. Eligibility

The Housing Assistance Policy covers Mandatory Disabled Facilities Grant (DFG) applications, eligibility of which is set out in Legislation. The Policy also extends the Councils powers under the Regulatory Reform Order to extend the financial assistance available under a local, discretionary grant scheme, which is aimed at helping residents of Babergh and Mid Suffolk to remain *live healthily, safely and independently* in their home.

Owners of all types of tenures of residential properties are eligible to apply provided they have an intention to remain in their current home for at least five years.

Applications for assistance under a Mandatory DFG will be subject to a means test to assess income and savings levels. This assessment will be made using the framework set out in the National Financial Test of Resources.

No Means Test will be applicable for children up to the mandatory limit. For the purposes of this Policy, the definition of 'children' is referred to in Appendix 'A'.

Applicants must be living in the District and in the property where the works are required.

Applications from tenants will normally only be considered for work, which is not the responsibility of the landlord.

If it is agreed that a DFG can cover the specified works in a rented property, the Landlord must give permission for any works to be carried out.

## **7. Grants that are not subject to Means Testing**

The maximum amount allowed to one household, which will not be means tested is £7,500, including any Home Improvement Agency fees.

The different types of assistance that can be offered, which are non-means tested are listed in Section 5 of this policy, and further information available on each of those in the appendices.

## **8. Grants that are subject to Means Testing**

The Mandatory DFG is subject to Means Testing as set out in Legislation.

## **9. Means Testing Criteria**

For the grants detailed in this policy, where they are subject to a means testing criteria, the following shall rules apply: -

- A test of financial resources will need to be carried out in order to assess the level of financial contribution, if any the applicant will need to make to contribute towards the cost of a Disabled Facilities Grant.
- Unless the applicant is in receipt of a 'passport' benefit, they will be expected to provide information and proof of their capital and income, before a decision can be reached on their application.
- For applicants who are in receipt of one of more qualifying benefits (listed below), their contribution towards the works will be NIL.
- The qualifying benefits set out by the Government at the time of producing this report are: -
  - Universal Credit
  - Income Support
  - Income Based Job Seekers Allowance
  - Income Based Employment Support Allowance
  - Child Tax Credit with a relevant income less than the current level set by DWP

- Working Tax Credit with a gross income level less than the current level set by DWP
  - Housing Benefit
  - Guaranteed Pension Credit
- If an applicant is not in receipt of one of the qualifying benefits listed above, then a full means test will be required using the 'National Test of Resources' as set out in the Housing Renewal Grants Regulations 1996 (as amended).

The mean test will calculate the applicant's contribution in order to assess the extent to which assistance may be given up to the maximum eligible expense limit.

## **10. Amounts Available**

For non means tested Grants, the maximum Grant, which can be awarded is £7,500.

For means tested Grants, the maximum Grant, which can be awarded is £30,000, with a Discretionary 'top up' Grant of £10,000.

## **11. Additional Charges and Fee's**

The Councils will use its discretion when charging for professional fee's. Any fees charged will be deemed reasonable to be covered within any calculation for financial assistance.

If the applicant chooses to use a Home Improvement Agency to support them, the Councils will include the fee's in any financial assistance calculation.

Orbit HIA, which operates within the Councils areas charge their fees at 20% (plus VAT).

## **12. Application Process**

Applications for all assistance under the Mandatory and Discretionary Disabled Facilities Grants will need to be made in writing and must include: -

- Details of the work needed
- Details of why this work is required
- Estimate of the cost of the works
- Financial Information (for Means Tested Grants)
- Legal Documentation proving a legal interest in the property, where the works are required
- A commitment from the applicant that they propose to remain resident in that property for the next five years, subject to it being suitable for their needs

## **13. Prioritisation of Funds**

This policy has been created to allow and encourage more flexible use of the DFG Capital Budget. However, should there be insufficient funds available in the future, then Mandatory DFG's will ordinarily be given priority over any Discretionary Grants.

If the Councils, consider there are insufficient funds available to provide discretionary 'top up' grants for Mandatory DFG's, then all applications will be dealt with on a first come, first served basis until the funding has ceased.

If multiple applications are received at the same time, the Council will use the following criteria to fairly prioritise them: -

- Mandatory DFG's
- Discretionary 'top up' for DFG's
- Relocation Assistance
- Minor Adaptations Grants (Home from Hospital)
- Minor Adaptations Grants (Dementia, End of Life/Terminal Illness)

The Councils reserve the right to amend how applications are prioritised if the need arises, particularly if new funding is available for specific projects, which would mean certain types of assistance are prioritised.

When deciding whether to award Discretionary or Minor Adaptation Grants, the Councils will consider: -

- Whether the works meet the objectives of the Housing Assistance Policy
- Whether the need for the works is considered serious and urgent, both in its own right and when considered in parallel to other applications being considered
- Whether the required works are deemed urgent and serious and considered alongside the current condition of the property
- Any other circumstances, which are deemed to be relevant at that specific time

#### **14. Grant Payments and Approval of Applications**

The Councils must be satisfied that prior to approving an application, it is completed in full and it accurately reflects the applicant's circumstances. The Council must also be satisfied that the applicant clearly understands and accepts the conditions of any financial assistance being provided, including any charges being made against the property.

Where the assistance is to pay for work to be carried out:

- The councils must be satisfied that the cost of the works is reasonable and that all the appropriate notifications and/or permissions have been obtained e.g. Building Regulations, Planning Permission etc.
- If the applicant is arranging their own work, they should not make any arrangements for the work to start until they have received approval in writing from the council for any grant or loan being awarded
- If the applicant is carrying out their own work, they must notify the Council when the work is completed
- A council representative will visit the property and carry out an inspection of the works before arranging for any payments to be made. Under no circumstance, will a payment be made until the relevant work is completed to the Council's satisfaction.
- The applicant will be responsible for ensuring that any defects are remedied.
- Unless otherwise specified, payment will be made direct to the contractor.

- Where the approved work has not been carried out to the satisfaction of the applicant the Council may, at the request of the applicant and if it considers it to be reasonable, withhold payment.

## **15. Complaints and Redress**

Should our service not meet expectations and it is felt necessary to complain about the service received, complaints to the Council can be made by using this online form <https://www.babergh.gov.uk/the-council/compliments-comments-and-complaints/> and <https://www.midsuffolk.gov.uk/the-council/compliments-comments-and-complaints/> or by calling 0300 123 4000.

## **16. Discretion (Cases outside Policy)**

All cases will be considered on a case by case basis. Although, there is legislation and this policy to provide guidance on what assistance can be offered, the Council will not fetter its discretion and may on occasions agreed to award a Grant outside of the policy.

Where cases fall outside of the policy and the expenditure is under £10,000, the decision will rest with the Corporate Manager for Housing Solutions.

Where cases fall outside of the policy and the expenditure is over £10,000, the decision will be agreed collectively between the Corporate Manager for Housing Solutions, and Assistant Director for Housing.

## **17. Appeals Process**

If an applicant wishes to appeal against a decision made under this Policy, it will be considered by Independent Officers and / or Members.

For appeals, where the expenditure is under £10,000, the review will be considered by the Corporate Manager for Housing Solutions and the Assistant Director for Housing.

For appeals, where the expenditure is over £10,000, the review will be considered by the Corporate Manager for Housing Solutions, Assistant Director for Housing and the Cabinet Holder for Housing.

## **18. Safeguarding**

The Care Act 2011 established a National Framework for safeguarding and protecting people who are at risk of abuse or neglect.

The Councils are committed to safeguarding its residents and promoting the welfare of those who may be at risk of abuse or neglect.

We work closely with our Suffolk Partners to ensure those at risk are identified and referred for support.

For more information on Safeguarding in Suffolk, please use the following links: -

For Adults - <https://www.suffolkas.org/>

For Children and Young People - <https://www.suffolkscb.org.uk/>

## **19. Implementation Plan**

We propose to implement the Housing Assistance Policy from January 2020.

The performance of this policy will be monitored quarterly against a number of agreed performance indicators, which will enable us to monitor the different types of assistance being funded.

A communications plan has been developed and this scheme will be promoted in the local media, through Social Media and amongst colleagues across Suffolk, including statutory, non-statutory and voluntary organisations.

## **20. Equality**

The Public Sector Equality Duty under the Equality Act 2010 requires all public bodies, when exercising their duties and functions to have due regard to the following: -

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not, and
- Foster good relations between people who share a protected characteristic and those who do not

## **21. Policy Review**

The Policy will be subject to a minor review annually and a full review after 3 years. If Legislation or new Guidance is published during this time, then a review may be required sooner.

## **22. Policy Author**

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## **Appendices**

- a. Key Definitions, References and Abbreviations
- b. Reference / Research Material
- c. Mandatory Disabled Facilities Grant
- d. Discretionary Disabled Facilities Grant
- e. Discretionary Relocation Grant
- f. Minor Adaptations Grant – Living with Dementia
- g. Minor Adaptations Grant – Terminal Illness / End of Life Care
- h. Minor Adaptations Grant – Home from Hospital
- i. Minor Adaptations Grant - General

## Appendix A - Key Definitions, References and Abbreviations

Reference or Abbreviation	Definition
Assistance	Financial assistance approved under this Policy
Better Care Fund (BCF)	<p>The Better Care Fund (BCF) is a programme spanning both the NHS and local government which seeks to join-up health and care services, so that people can manage their own health and wellbeing, and live independently in their communities for as long as possible.</p> <p>The BCF has been created to improve the lives of some of the most vulnerable people in our society, placing them at the centre of their care and support, and providing them integrated health and social care services, resulting in an improved experience and better quality of life.</p>
Children	<p>For mandatory DFG applications, the relevant person is a child if: -</p> <ul style="list-style-type: none"> <li>* under the age of 16,</li> <li>* a person who is 16 or over, but not yet 20 and is still in full-time education (A Level and Below) and not getting Income Based Benefits (Job Seekers Allowance, Income Support or Employment and Support Allowance), including Universal Credit.</li> </ul>
Condition	<p>Any condition attached to financial assistance approved under this Policy. Details of conditions are available on request.</p>
Disabled Person	<p>For the purposes of this policy, a person is disabled if:</p> <ul style="list-style-type: none"> <li>* their sight, hearing or speech is substantially impaired;</li> <li>* they have a mental disorder or impairment of any kind; or</li> <li>* they are physically substantially disabled by illness, injury, impairment present since birth or otherwise.</li> </ul> <p><i>(s100 Housing Grants, Construction and Regeneration Act 1996)</i></p>
DFG	Disabled Facilities Grant
Discretionary Assistance	<p>Grants and/or loans which the council may make available to applicants, subject to having a policy in place, and to having sufficient funding available to offer that assistance. The extent to which discretionary assistance may be available to an applicant may also be subject to how the council concerned interprets and/or implements financial regulations – e.g. use of capital grant funding for revenue purposes</p>
HAP	This Policy will be referred to as the Housing Assistance Policy (HAP)
Home Improvement Agency (HIA)	<p>An agency commissioned by the Local Authority to support people to remain independently at home.</p>
Household	<p>The person or persons who occupy a dwelling as their only or main residence.</p>

Mandatory Assistance	Disabled Facilities Grants are ‘mandatory’ in that local authorities are legally required to provide them to applicants who meet national eligibility requirements.
Means Testing	As part of an application for some forms of assistance under this policy, a test of resources must be carried out in order to assess the amount, if any, that the applicant must contribute to cost of the works. If the applicant is not in receipt of a passporting benefit they will have to provide details of income and capital.
Owners Interest	Where an application for a DFG (or other works to the home) has been made by an owner-occupier the applicant must provide proof of ownership. Under the 1996 legislation : An owner’s certificate’ certifies that the applicant has, or proposes to acquire, an owner’s interest (as defined in section 21(2)) in the dwelling, and that he intends that the disabled occupant will live in the dwelling as his only or main residence’.
Regulatory Reform Order Repair & Renewal Policies	Councils have powers to provide financial assistance to individuals to help them improve living conditions. In order to be able to use those powers they need to have a published policy detailing how they will use those powers.
RRO	Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 <a href="https://www.legislation.gov.uk/uksi/2002/1860/contents/made">https://www.legislation.gov.uk/uksi/2002/1860/contents/made</a>
The ‘Act’	Housing Grants, Construction and Regeneration Act 1996 <a href="http://www.legislation.gov.uk/ukpga/1996/53/contents">http://www.legislation.gov.uk/ukpga/1996/53/contents</a>
The ‘Councils’	Any reference to council means the local housing authority operating in the area in which the person on behalf of whom an application is made resides, or an authorised representative of that housing authority. i.e. Babergh or Mid Suffolk District Council. An authorised representative could include, for example: the Home Improvement Agency commissioned by that authority, an Occupational Therapist, a Trusted Assessor, etc.
The ‘Guidance’	Circular 05/2003 from the Office of the Deputy Prime Minister (ODPM) <a href="https://webarchive.nationalarchives.gov.uk/20120920034634/http://www.communities.gov.uk/documents/corporate/pdf/145088.pdf">https://webarchive.nationalarchives.gov.uk/20120920034634/http://www.communities.gov.uk/documents/corporate/pdf/145088.pdf</a>

**Appendix B - Reference / Research Material**

Dementia Friendly Housing Charter – Alzheimer’s Society	<a href="https://www.alzheimers.org.uk/dementia-friendly-resources">https://www.alzheimers.org.uk/dementia-friendly-resources</a>
Making you home dementia friendly – Alzheimer’s Society	<a href="https://www.alzheimers.org.uk/sites/default/files/migrate/downloads/making_your_home_dementia_friendly.pdf">https://www.alzheimers.org.uk/sites/default/files/migrate/downloads/making_your_home_dementia_friendly.pdf</a>
Preparing a Policy under the Regulatory Reform Order 2002	<a href="https://wwwFOUNDATIONS.uk.com/media/4718/preparing-a-policy-under-the-regulatory-reform-order-formatted.pdf">https://wwwFOUNDATIONS.uk.com/media/4718/preparing-a-policy-under-the-regulatory-reform-order-formatted.pdf</a>

### Appendix C – Mandatory Disabled Facilities Grant

<p><b>Type of Assistance</b></p>	<p>A Mandatory Disabled Facilities Grant (DFG) is a means tested grant designed to help meet the costs of adaptations to a property for a disabled occupant.</p> <p>In order to qualify for a DFG, the required adaptations need to be <i>necessary and appropriate</i> to meet the needs of the disabled person; and it must be <i>reasonable and practicable</i> for the relevant works to be carried out.</p> <p><i>Reasonable and practicable</i></p> <p>As mentioned above, in order to get a Disabled Facilities Grant for alterations in the home, those alterations must be reasonable and practicable. When deciding whether proposed alterations are reasonable and practicable, the Council has to have specific regard to the age and condition of the building.</p> <p>The Council will also consider things such as the effect on other residents, the practicalities of carrying out work on properties with limited access, conservation considerations, and the structural characteristics of the property.</p> <p>The Council may consider it more reasonable to move a person to another property rather than fund the alterations which have been requested.</p> <p><i>Eligible Works</i></p> <p>Mandatory grants can be awarded for the following works:</p> <ol style="list-style-type: none"> <li>1. Facilitating a disabled person’s access to:             <ol style="list-style-type: none"> <li>a. The dwelling;</li> <li>b. A room usable as the principal family room, or for sleeping in;</li> <li>c. A WC, bath, shower, etc (or the provision of a room for these facilities);</li> </ol> </li> <li>2. Facilitating the preparation of food by the disabled person;</li> <li>3. Improving/providing a heating system to meet the disabled person’s needs; Necessary and appropriate In addition to the requirement that any alterations be reasonable and practicable, a Housing Authority should also consult the Social Services department to ensure that any alterations are necessary and appropriate. This means that it would be necessary to get a community care assessment from your Social Services department before any application for a DFG would be granted.</li> <li>4. Facilitating the disabled person’s use of a source of power;</li> <li>5. Facilitating access and movement around the home to enable the disabled person to care for someone dependent upon him or her;</li> </ol>
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	<p>6. Making the dwelling safe for the disabled person and others residing with him or her;</p> <p>7. Facilitating access to and from a garden or making a garden safe.</p> <p>Adaptations to facilitate access around the home can include adaptations allowing a disabled person to do things such as prepare and cook food, although full adaptations to a kitchen are unlikely to be funded if the majority of cooking is done by another family member.</p> <p>Adaptations for access will also include work for access to the principal family room, a room used for sleeping and rooms containing a lavatory and/or washing facilities. In particular, the importance of being able to wash and bathe has been emphasised by the Local Government Ombudsman. The relevant Government guidance on DFGs states that funds for new central heating systems should only be provided for rooms usually used by the disabled person.</p> <p>In addition funding should only be provided where the wellbeing and mobility of the disabled person would be otherwise adversely affected.</p>
<b>Eligibility</b>	<p>A DFG is only available to people who are disabled within the meaning of the National Assistance Act 1948. This means that a DFG will not be granted to a person who is merely elderly or retired.</p> <p>In addition, a DFG is only available to pay for alterations to a disabled person’s main residence. It is possible for a disabled person to apply for a DFG if they are a tenant, in which case the landlord can also apply for a DFG on the disabled person’s behalf.</p> <p>The disabled person must have lived, or be intending to live, in the property in question for at least five years, or for such a shorter period as their health and other relevant circumstances permit.</p>
<b>Amount of Grant Payable</b>	<p>£30,000 (as set out in legislation) (including Home Improvement Agency Fee’s)</p>
<b>Means Test</b>	<p>Yes (see Section 9)</p>
<b>Repayment</b>	<p>Where the value of the grant exceeds £10,000, a charge will be registered against the property making some of the grant repayable if the property is sold or disposed of within 10 years of the works being completed.</p> <p>The minimum charge, which will be registered is £500 and the maximum is £10,000.</p>
<b>Future Applications</b>	<p>If works have been completed under a Mandatory DFG and the applicant has been required to make a financial contribution towards the works, then this may reduce the financial contribution for further works, if required under a new application in the future.</p>

**Appendix D – Discretionary Disabled Facilities Grant (Top up Grant)**

<p><b>Type of Assistance</b></p>	<p>In cases where the cost of the works agreed through the Mandatory Disabled Facilities Grant application is above the £30,000 threshold. The Council can consider whether to allow up to an additional £10,000 of work to be carried out under the Discretionary DFG, top up fund.</p> <p>This is a discretionary grant and whether to award it, will be dependent on the individuals needs, circumstances and the funds available.</p>
<p><b>Eligibility</b></p>	<p>The same assessment of eligibility will apply as for Mandatory DFG's</p> <p>A DFG is only available to people who are disabled within the meaning of the National Assistance Act 1948. This means that a DFG will not be granted to a person who is merely elderly or retired.</p> <p>In addition, a DFG is only available to pay for alterations to a disabled person's main residence. It is possible for a disabled person to apply for a DFG if they are a tenant, in which case the landlord can also apply for a DFG on the disabled person's behalf.</p> <p>The disabled person must have lived, or be intending to live, in the property in question for at least five years, or for such a shorter period as their health and other relevant circumstances permit.</p>
<p><b>Amount of Grant Payable</b></p>	<p>£10,000 (including Home Improvement Agency Fee's)</p>
<p><b>Means Test</b></p>	<p>Yes (see Section 9)</p>
<p><b>Repayment</b></p>	<p>A charge will be registered against the property making some of the grant repayable if the property is sold or disposed of within 10 years of the works being completed.</p> <p>The minimum charge, which will be registered is £500 and the maximum is £10,000.</p>
<p><b>Future Applications</b></p>	<p>If assistance has previously been granted. Future applications for Discretionary Disabled Facilities Grant Applications will not be considered.</p>

**Appendix E – Discretionary Relocation Grant**

<b>Type of Assistance</b>	<p>When a property cannot be adapted or when it is considered if would be more cost effective for the household to relocate and they are willing to relocate, this fund can be used to cover reasonable expenses.</p> <p>Expenses will include: -</p> <ul style="list-style-type: none"> <li>• Removal Expenses</li> <li>• Estate Agent Fee's</li> <li>• Legal Fee's</li> </ul> <p>Other reasonable expenses will be considered on an individual, case by case basis.</p>
<b>Eligibility</b>	The households current property must have been assessed as not suitable for adapting or it must be considered more cost effective to move to more suitable housing.
<b>Amount of Grant Payable</b>	£7,500
<b>Means Test</b>	This grant will be non means tested.
<b>Repayment</b>	This grant will not be repayable.
<b>Future Applications</b>	If assistance has been awarded to the household under this element of grant previously, further assistance under this element will not be considered

**Appendix F – Minor Adaptations Grant – Living with Dementia**

<b>Type of Assistance</b>	<p>The Councils will offer grants for minor adaptations designed to assist and support residents and their families cope with the challenges of living at home with long term conditions.</p> <p>The minor adaptation grants are open to all Homeowners, Private Tenants, Registered Provider Tenants and Babergh and Mid Suffolk Council Tenants in the Districts.</p> <p>All applications are considered on a case by case basis, but may include the following eligible works: -</p> <ul style="list-style-type: none"> <li>• Talking reminder clocks</li> <li>• Labelling / Sticker Booklet</li> <li>• Installation of a Key Safe</li> <li>• Grab Rails</li> <li>• Motion sensor lights</li> <li>• Pressure sensor equipment</li> <li>• Level Access Shower</li> </ul>
<b>Eligibility</b>	You will need to submit a letter from your GP or specialist confirming your diagnosis with your application and proof of property ownership
<b>Amount of Grant Payable</b>	Grants are available between £1,000 and £7,500.
<b>Means Test</b>	This grant will be non means tested.
<b>Repayment</b>	This grant will not be repayable.
<b>Future Applications</b>	Only one Discretionary Non-Means Tested Grant can be awarded under this category during a 3-year period

**Appendix G - Minor Adaptations Grant – Terminal Illness / End of Life Care**

<b>Type of Assistance</b>	<p>The Councils will offer grants for minor adaptations designed to assist and support residents and their families cope with the challenges of living at home with long term conditions.</p> <p>The minor adaptation grants are open to all Homeowners, Private Tenants, Registered Provider Tenants and Babergh and Mid Suffolk Council Tenants in the Districts.</p> <p>All applications are considered on a case by case basis, but may include the following eligible works: -</p> <ul style="list-style-type: none"> <li>• Removing Door Thresholds</li> <li>• Installation of a Level Access Shower</li> <li>• Installing Pivot Hinges</li> <li>• Widening Doors</li> </ul>
<b>Eligibility</b>	You will need to submit a letter from your GP or specialist confirming your diagnosis with your application and proof of property ownership
<b>Amount of Grant Payable</b>	Grants are available between £1,000 and £7,500.
<b>Means Test</b>	This grant will be non means tested.
<b>Repayment</b>	This grant will not be repayable.
<b>Future Applications</b>	Only one Discretionary Non-Means Tested Grant can be awarded under this category during a 3-year period

**Appendix H - Minor Adaptions Grant – Home from Hospital**

<b>Type of Assistance</b>	<p>The Councils will offer grants for minor adaptations designed to assist and support residents and their families cope with the challenges of living at home with long term conditions.</p> <p>The minor adaptation grants are open to all Homeowners, Private Tenants, Registered Provider Tenants and Babergh and Mid Suffolk Council Tenants in the Districts.</p> <p>All applications are considered on a case by case basis, but may include the following eligible works: -</p> <ul style="list-style-type: none"> <li>• Removing Door Thresholds</li> <li>• Installation of a Level Access Shower</li> <li>• Installing Pivot Hinges</li> <li>• Widening Doors</li> </ul>
<b>Eligibility</b>	We will need notification from the hospital or an Occupational Therapist of the works required, which are preventing you from being discharged from hospital and proof of property ownership
<b>Amount of Grant Payable</b>	Grants are available between £1,000 and £7,500.
<b>Means Test</b>	This grant will be non means tested.
<b>Repayment</b>	This grant will not be repayable.
<b>Future Applications</b>	Only one Discretionary Non-Means Tested Grant can be awarded under this category during a 3-year period

**Appendix I - Minor Adaptions Grant**

<b>Type of Assistance</b>	<p>The Councils will offer grants for minor adaptations designed to assist and support residents and their families cope with the challenges of living at home with long term conditions.</p> <p>The minor adaptation grants are open to all Homeowners, Private Tenants, Registered Provider Tenants and Babergh and Mid Suffolk Council Tenants in the Districts.</p> <p>All applications are considered on a case by case basis, but may include the following eligible works: -</p> <ul style="list-style-type: none"> <li>• Removing Door Thresholds</li> <li>• Installation of a Level Access Shower</li> <li>• Installing Pivot Hinges</li> <li>• Widening Doors</li> </ul>
<b>Eligibility</b>	You will need to submit a letter from your GP or specialist confirming your diagnosis with your application and proof of property ownership
<b>Amount of Grant Payable</b>	Grants are available between £1,000 and £7,500.
<b>Means Test</b>	This grant will be non means tested.
<b>Repayment</b>	This grant will not be repayable.
<b>Future Applications</b>	Only one Discretionary Non-Means Tested Grant can be awarded under this category during a 3-year period