



Scheme of Assistance

A Guide to Grants for Disability Adaptations in Private Houses



If you are a home owner or a private tenant and you have a disability, you may be entitled to grant assistance to fund a major permanent adaptation to your home.

What is classed as a permanent adaptation?

A permanent adaptation will involve a structural alteration to your home.

For example:

- the creation of a wet floor shower within your existing bathroom
- the widening of doors to enable wheelchair use
- the building of a permanent structure to ensure safe access in and out of your property, (where a modular ramp is not possible)

What is not covered?

- The Housing (Scotland) Act 2006 excludes extensions to create additional living space from work covered by mandatory grant. eg an extra bedroom.

- This means that, where possible, adaptations will be provided within your existing home.

Is an adaptation appropriate for me?

An adaptation may be appropriate if you have difficulty using essential facilities in your home and/or getting out of your home to access the wider community.

What is essential may vary depending on individual circumstances, but would generally include access to an existing room for sleeping, and accessible toilet and washing facilities.

An adaptation can be considered for any permanent member of the household, including children, as long as its the person's main residence.

Where do I start?

First of all, we need to carry out an assessment with you to confirm how your home impacts on what you can do.

You can request this assessment by telephoning the Social Work Contact Centre on **03451 551503**.

You will then be contacted by a member of the Occupational

Therapy team from the Health and Social Care Partnership to discuss if an assessment is appropriate.

If agreed that an assessment is required, you will be placed on a waiting list.

There is a high demand for assessment. How quickly you are seen will depend on the urgency of your situation. The assessment shall consider your long term needs and this will be reflected in any recommendations made.

Legislation does not allow for a second grant to be awarded within 10 years for any work that could have been anticipated.

What happens next?

If you are assessed as requiring a major permanent adaptation, the Occupational Therapist will submit their recommendation to Housing Services, Adaptations Team. Your adaptation will be considered in order of priority. This means that it is not possible to set a timescale for your adaptation, unless your situation is assessed as being critical. If it also includes temporary adaptation work (such as a stair lift), we will try our best to manage all your required adaptations at the same time (subject to available funding).

If the outcome of the assessment is that a major adaptation is not essential, the Occupational Therapist will discuss what other options may be available.

There are times when it is just not possible or reasonable to adapt a property to make it fully suitable. In this type of situation it might be that you are offered support to consider moving to a more suitable property.

You may also wish to contact the Fife Disabled Persons' Housing Service (DPHS) on 01592 803280 for independent advice either before or after your needs have been assessed by the Occupational Therapist.

DPHS will also be able to advise and guide both home owners and private tenants.

If you decide you want to self fund adaptations work, you can contact Fife Kingdom Care and Repair for support and advice on 01592 632592

Grant information

Depending on your financial circumstances, you will receive a mandatory grant of either 80% or 100% towards the cost of agreed grant earning permanent works.

You will receive a 100% grant if you are in receipt of any of the following benefits:

- Income Support
- Income Based Jobseeker's Allowance
- Pension Credit (guarantee element)
- Income Related employment and Support Allowance

If you do not receive these benefits, a grant of 80% will be awarded and you will be required to pay the other 20% of the cost from your own resources.

Please be aware, there might be some additional costs for unexpected work which may be identified once work starts. It is advised that you consider how you might cover any additional costs if they arise.

Grant funding will only cover work that is essential to make facilities usable for you. For example, if you need a bath replaced by a wet floor shower, grant funding will not cover replacing your existing toilet and wash hand basin unless these cannot be used by you.

If you want to replace any fittings or carry out any work over and above our specification, you will need to pay the additional costs.

Conditions are attached to the Title Deeds of your property once a grant has been paid. These are:

- You must use all or part of the house as your home.
- The house must be your only main residence
- You must take all reasonable steps to keep your house in a good state of repair.

Breach of these condition may mean that the grant (plus any interest) has to be repaid to Fife Council.

These conditions stay in place for 10 years.

This funding is awarded under Fife Council's Scheme of Assistance.

For more information on the Scheme of Assistance visit

www.fife.gov.uk

Other considerations

Your home must meet a basic level of repair called the 'tolerable standard' as set out by the Housing (Scotland) Act 1987, Section 86 and Schedule 18 and amended by the Housing (Scotland) Act 2006.

The responsibility for the repair, maintenance and improvement of houses lies with the owner. In most

cases therefore, the Council (or a partner organisation) will simply provide information and advice designed to enable owners to carry out the works themselves.

This means that if your property has fallen below tolerable standard because you have not carried out reasonable routine maintenance, for example not repairing a leak that has caused water damage, you will require to pay for this to be rectified.

In some cases the Council may provide practical assistance where information or advice alone would not be sufficient. Financial assistance may also be available for certain types of work, 30-50% grant to a maximum of £10000, as set out in appendix one of the Scheme of Assistance.

The provision of such assistance is discretionary and will be dependent on available resources. This means that you might have to pay the full costs of this work. Any additional work, to bring your home up to standard for habitation, must be completed in conjunction with the adaptations before any grant funds can be released.

The Council's intention is to support and encourage owners

to improve the condition of their house but enforcement may be applied where supportive approaches fail.

You will also be supported, free of charge, by the Fife Care and Repair Service to achieve any adaptations and improvement works.

Useful contacts

Housing Adaptations Team

Housing Services

Fife Council

Tel: 01592 583396

Social Work Contact Centre:

Tel: 03451 55 15 03

Disabled Persons Housing Service

Tel: 01592 803280

Checklist - is my house right for me?

ASPECT	OK NOW	CHANGE IN A FEW YEARS	CHANGE NOW
Location of the house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Size of the house or layout of the rooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upkeep	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden - easy to manage? Too big? Not big enough?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keeping warm, cost of fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easy to keep in touch with friends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Looking after yourself	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to good services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

POINTS TO CONSIDER

Look for areas that have the sort of houses you will need. Check out options for improving what you have.

Can you get help with this?

Gardening clubs may know people who can help you find someone to take on a big garden, or let you work in an allotment or someone else's garden.

Grants to improve fuel efficiency

Talk to your GP and the council, check what support is available

If a service like your GP or support at home is important, you might want to stay in the area they cover.

How easily can you access the property and can you move around inside the property easily (eg. stairs inside or outside, getting in and out of a bath or the toilet)

The information included in this publication can be made available in any language, large print, Braille, audio CD/tape and British Sign Language interpretation on request by calling 08451 55 55 00.

Calls cost 3 to 7p per minute from a UK landline, mobile rates may vary.

هذه المعلومات تتعلق بفايف خدمات إسكان مجلس البلدية. لطلب ترجمة هذه المعلومات يرجى الاتصال بالرقم التالي 03451 55 55 77. تكلفة المكالمات من 3 إلى 7 بنسات للدقيقة من الخطوط الأرضية في المملكة المتحدة، تكلفة المكالمات من الهواتف الجوالة تختلف.

فাইف کاؤنسل ہاؤزنگ سارٹسیر بیاپارے এসب تھیا اے تھیار انوباد چاہیلے دیا کرے 03451 55 55 99 اے ناہارے ٹیلیفون کرنن۔ کالےر جننا پرتیمینٹے ۷ تھیکے ۷ پی چارج کراا ہبے، موبائیلےر رےٹ بھم ہتے پارے۔

這些訊息說明快富市議會的房屋服務。如欲索取中文翻譯，請致電 03451 55 55 88 提出要求。以英國固定座機打這個號碼的收費為每分鐘3至7便士，以手機打則收費不等。

Są to informacje na temat działu usług mieszkaniowych przy władzach lokalnych Fife. Aby zamówić tłumaczenie tych informacji, prosimy zadzwonić pod numer 03451 55 55 44. Koszt połączenia wynosi 3-7p za minutę z brytyjskich telefonów stacjonarnych, koszty połączeń z telefonów komórkowych mogą być różne.

یہ تحریر فائف کونسل ہاؤزنگ سروس کے متعلق ہے۔ اس تحریر کے ترجمے کی درخواست کرنے کے لیے براہ کرم 03451 55 55 66 پر فون کریں۔ برطانوی لینڈلائن سے کال کے نرخ 3 تا 7 پیس ہیں، موبائل کے نرخ مختلف ہو سکتے ہیں۔