

Housing Financial Assistance Policy for Loans and Grants

June 2023

Teignbridge District Council



This policy states the grant and loan assistance provided by Teignbridge District Council under the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002.

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1.0 Introduction

1.1 Purpose

1.1.1 This policy is required under Article 4 of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. The Order provides councils with the discretion to develop schemes to provide financial assistance to deal with a range of housing issues.

1.1.12 This policy sets out the areas on which Devon will focus any available resources in order to improve housing conditions across the district. With limited resources available it is essential that funding is targeted to those areas that contribute to the delivery of the Better Care Fund and Health and Wellbeing Board (HWB) priorities and local district council priorities.

1.1.3 The policy covers a three-financial year period: 23/24 24/25 and 25/26.

1.1.4 Part One of this policy is owned by the following Councils and provides them the flexibility and discretion to provide appropriate assistance to meet the aims and priorities set out in section 3 below :

- Devon County Council
- East Devon District Council
- Exeter City Council
- Mid Devon District Council
- North Devon District Council
- South Hams District Council
- Teignbridge District Council
- Torridge District Council
- West Devon District Council

1.1.5 Part Two of this policy provides details of schemes available to residents (subject to funding) outside of the Better Care funding resources.

1.2 Review

1.2.1 A detailed review has been undertaken in consultation with stakeholders to identify any gaps or enhancements required to the policy. This policy incorporates the agreed changes suggested by stakeholders and will be reviewed on a regular basis to ensure it continues to meet local needs.

1.3 Funding

1.3.1 The assistance contained within this policy is only available subject to the availability of funding. Where funding is limited priority for spend will be given to the Mandatory Disabled Facilities Grant across the County.

2.0 Context

2.1 Housing and Health

- 2.1.1 Housing is a key determinant of health; and by promoting good quality housing this policy can contribute to reducing health inequalities for the residents of Devon.
- 2.1.2 In 2008, flexibilities were introduced enabling councils to use government grant monies that have been allocated for disabled facilities grants to be used more intelligently to deliver adaptations for disabled people outside of the mandatory grant regime.
- 2.1.3 Research has shown that there is a direct impact on the health and well-being of residents resulting from the homes in which they live; therefore, poor housing can contribute to poor health.
- 2.1.4 Each year hazards in the home result in unnecessary injuries, episodes of ill-health, and harm to mental health and in many cases the occupiers do not link the poor condition of their homes with a potential negative impact on their health. The poorest housing stock can be found in the private sector, and in some cases residents who own their own home are not able to maintain them and as a result hazards can develop.
- 2.1.5 This policy aims to address the link between housing conditions and health through the provision of adaptations that allow disabled people to remain safely and independently in their home; along with reducing serious hazards in the home that have the potential to cause accidents and ill health.
- 2.1.6 The policy also aims to provide discretionary funding to improve housing stock and make best use of existing properties.

2.2 Better Care Fund

- 2.2.1 In 2015 the government introduced the Better Care Fund in an attempt to bring health and social care together in an integrated way. The fund is a combination of government funding from the Department of Health and the Department for Levelling Up, Housing and Communities and includes the grant allocation for disabled facilities grants (DFG).
- 2.2.2 Each year, in June, the government publishes the Better Care Fund Policy Framework, this document lists the conditions that the better care fund must be used to address and have remained largely unchanged.

The conditions are:

- **Condition 1:** Plans to be jointly agreed – The plan to use the Better Care Fund allocation must be jointly agreed and signed off by the Health and Wellbeing Board, constituent councils and clinical commissioning groups. The local housing authority must also be involved due to the inclusion of the Disabled Facilities Grants allocation, which forms part of the fund.

- **Condition 2:** NHS contribution to social care is maintained in line with inflation. The funding must be used to contribute to the maintenance of adult social care services in each local authority, which also has a health benefit. However, beyond this broad condition, the Department of Health and Social Care (DHSC) wants to provide flexibility for local areas to determine how this investment in adult social care services is best used.
- **Condition 3:** Agreement to invest in NHS commissioned out of services, which may include 7 day services and adult social care. This should be achieved by funding NHS commissioned out-of-hospital services, which may also include 7-day services and adult social care, as part of the agreed Better Care Fund plan.
- **Condition 4:** Managing Transfers of Care - Plans should set out how local partners will work together to fund and implement transfers of care effectively.

3.0 Priorities

3.1 General

3.1.1 In Devon, the Better Care Fund priorities aim to achieve the following outcomes:

- Reduced admissions to residential and nursing care homes
- Reduce delayed transfers of care
- Reduce avoidable emergency admissions
- Increase dementia diagnosis rates

3.1.2 To meet these priorities this policy aims to focus on the following areas

- **Objective 1** - Assist disabled residents to remain in their own homes through supporting the provision of adaptations (so far as this is necessary, appropriate and reasonably practicable). To prevent admissions to care, to assist with delayed transfers where possible and to ensure a safe home that supports health and wellbeing.
- **Objective 2** – Safeguard the health and well-being of vulnerable residents by removing unnecessary hazards to health and safety in the home to reduce avoidable emergency admissions
- **Objective 3** – Provide adaptations that are suitable for the future by ensuring the scheme of works is dementia aware.
- **Objective 4** – Assist vulnerable people to afford to heat their homes through appropriate energy efficiency and heating measures.
- **Objective 5** – Assist vulnerable people impacted by hoarding and the cleanliness of their home.
- **Objective 6** – Assist people to move to more appropriate accommodation that meets their needs.

Part One – Better Care Fund (BCF) Assistance

4.1 Disabled Facilities Grant (DFG)

4.1 Background and eligible works.

- 4.1.1 The delivery of the disabled facilities grant programme is mandatory and a statutory function of the local housing authority. The delivery of this function is governed by the Housing Grants, Construction and Regeneration Act 1996.
- 4.1.2 The eligible works are as detailed in Section 23 Housing Grants, Construction and Regeneration Act 1996 (as amended).
- 4.1.3 Teignbridge District Council will determine the most reasonable and practical works following recommendations detailed on the Occupational Therapists statement of need.

4.2 Eligibility

- 4.2.1 Any disabled resident seeking financial assistance with the cost of adaptations to their home must be assessed by an Occupational Therapist (OT) working on behalf of, in consultation with, or otherwise approved by Devon County Council.
- 4.2.2 All owner-occupiers, tenants, licensees or occupiers who have relevant assessed needs, as identified by a relevant Occupational Therapist are eligible to apply for a Disabled Facilities Grant, subject to relevant permissions.

4.3 Conditions

- 4.3.1 All grants other than those for children are subject to a test of financial resources, which is prescribed by The Housing Renewal Grants Regulations 1996.
- 4.3.2 At the time of writing, the grant maximum in England is £30,000. This is set by Government and is subject to occasional review. If the grant maximum is reviewed, this policy will adopt the new mandatory grant maximum for England, as stated here: <https://www.gov.uk/disabled-facilities-grants/what-youll-get> or other official UK Government source.
- 4.3.3 The disabled person must intend to occupy the property as their only or main residence for a period of five years after the works are complete (or such shorter period as the person's health or other relevant circumstances permit).
- 4.3.4 In order to make an application the applicant must supply the following:
 - A completed and signed application form
 - Evidence of financial situation
 - Evidence of ownership of the property or the right to reside at the property
 - Permission for the works to be carried out (if applicable)
 - For more complex works, a detailed schedule of works and plans that must be agreed by the council
 - Any planning or building regulation approvals

- Tenders for the works unless using an agreed procurement framework.
- 4.3.5 The final approved sum will be based on competitive contracting through the council's procurement system, or other process. This applies to the approved sum only and not to the final choice of contractor by the applicant.
- 4.3.6 Only the works agreed by the council will be covered by the grant.
- 4.3.7 If the grant is approved there are 12 months to complete the works.
- 4.3.8 The works must be completed by the contractor stated on the approval document.
- 4.3.9 No grant works should proceed until the grant application has been processed and all relevant planning, Building Regulation or landlord approval has been obtained.
- 4.3.10 If the applicant has a financial contribution towards the cost of the works, they must ensure they have funds in place to cover their share of the costs before the work begins on site.
- 4.3.11 Where further grant funding is not available and subject to conditions, a loan from Lendology Community Interest Company (Lendology CIC) may be available to cover an assessed financial contribution to a grant.
- 4.3.12 Unforeseen and additional costs will only be paid for where they are necessary to complete the adaptation and must be agreed by the council before they are undertaken.
- 4.3.13 Any increase in the grant may have an impact on the charge placed against the property.
- 4.3.14 Applicants who are successful in their application for assistance will be required to maintain the adaptation.
- 4.3.15 The contract for the works is the responsibility of the applicant.
- 4.3.16 In all but the most exceptional cases, the council will seek to pay any approved grant funds directly to contractors on satisfactory completion of works.
- 4.3.17 No grant will be paid until a satisfactory invoice has been received and the works have been carried out to the satisfaction of the Council.
- 4.3.18 If the cost of the works is in excess of £5,000 an interim payment can be made up to 90% on receipt of satisfactory invoices and the work being carried out satisfactorily.
- 4.3.19 Only works falling within the mandatory elements, as specified in Appendix A, will be covered by the grant.
- 4.3.20 Lifts (stair lifts, step lifts and through floor lifts) and other equipment funded through the DFG process will belong to the applicant. Servicing and upkeep is the responsibility of the applicant. The Council only usually remove lifts or other equipment if they are able to be economically refurbished and reused, or in the

case of a moving grant, equipment may be removed to be re-used in the 'new' property if considered an effective use of resources.

4.3.21 For owner occupiers, where the grant is in excess of £5,000 a local land charge will be placed on the property for the amount over £5,000 up to a maximum of £10,000. This charge will remain on the property for a period of 10 years.

4.3.22 No more than £10,000 will be placed as a charge as a result of a combination of grants completed within 6 months of one another under the following grant types:

- Disabled Facilities Grant
- Lift Grant
- Bathroom Adaptation Grant

4.3.23 Where the cost of the work exceeds the mandatory grant limit the applicant may be eligible to an Accessible Homes Grant, subject to available funds.

5.0 Lift Grant

5.1 Background and eligible works

5.1.1 The Lift Grant is subject to available funding.

5.1.2 This grant provides internal and external straight track or curved track stair lifts, step lifts and through-floor lifts without a means test for the applicant.

5.1.3 Grant funding can be used for relevant preparatory and other works necessary for installation.

5.1.4 This grant includes provision of rented stair lifts for end-of-life care, or other reason, as specified by the Occupational Therapist.

5.1.5 The maximum grant funding for a Stair lift grant is £30,000. If the cost of works is over £30K an application for a Disabled Facility Grant (DFG) will be required.

5.2 Eligibility

5.2.1 To be eligible for this grant the following must be in place:

- Any disabled resident seeking financial assistance with the cost of adaptations to their home must be assessed by an Occupational Therapist (OT) working on behalf of, in consultation with, or otherwise approved by Devon County Council.
- Where additional works are required to install the lift, these will be covered as part of this grant.
- Where an applicant requires multiple adaptations, subject to available funding, the lift will be provided through this grant and other adaptations will be provided through the DFG or accessible homes grant where the applicant is eligible.

- All owners, tenants, licensees or occupiers who meet the above criteria are eligible to apply for this grant to provide adaptations for a disabled person residing at the property.

5.3 Conditions

- 5.3.1 The applicant must have permission from the owner of the property for the work to be carried out. The council will require owners' consent if the property is rented.
- 5.3.2 The applicant intends to live in the property as their only or main residence for the period of 5 years or for a shorter period as health or other relevant circumstances permit.
- 5.3.3 The final approved sum will be based on competitive contracting through the council's procurement system, or other process. This applies to the approved sum only and not to the final choice of contractor by the applicant.
- 5.3.4 Only the works agreed by the council will be covered by the grant.
- 5.3.5 The works must be completed by the contractor stated on the approval document, unless otherwise agreed with the council.
- 5.3.6 No grant works should proceed until the grant application has been processed and all relevant planning, Building Regulation or landlord approval has been obtained.
- 5.3.7 Unforeseen and additional costs will only be paid for where they are necessary to complete the adaptation and must be agreed by the council before they are undertaken.
- 5.3.8 Applicants who are successful in their application for assistance will be required to maintain the equipment and any associated works and have it regularly serviced at their cost.
- 5.3.9 The contract for the works is the responsibility of the applicant.
- 5.3.10 In all but the most exceptional cases, the council will seek to pay any approved grant funds directly to contractors on satisfactory completion of works.
- 5.3.11 No grant will be paid until a satisfactory invoice has been received and the works have been carried out to the satisfaction of the applicant and Council.
- 5.3.12 Lifts (stair lifts, step lifts and through floor lifts) and other equipment funded through the grant process will belong to the applicant. Servicing and upkeep is the responsibility of the applicant. The Council only usually remove lifts or other equipment if they are able to be economically refurbished and reused, or in the case of a moving grant, equipment may be removed to be re-used in the 'new' property if considered an effective use of resources.
- 5.3.13 For owner occupiers, where the grant is in excess of £5,000 a local land charge will be placed on the property for the amount over £5,000 up to a maximum of £10,000. This charge will remain on the property for a period of 10 years.

5.3.14 No more than £10,000 will be placed as a charge as a result of grants completed within 6 months under the following grant types:

- Disabled Facilities Grant
- Lift Grant
- Bathroom Adaptation Grant

5.3.15 Where the cost of the work exceeds the grant limit the applicant may be eligible for additional Disabled Facilities Grant funding or Accessible Homes Grant funding, subject to available funds.

6.0 Bathroom Adaptation Grant

6.1 Background and eligible works

6.1.1 The Bathroom Adaptation Grant is subject to available funding.

6.1.2 This grant provides level access showers, automatic wash-dry WCs and other bathroom adaptations and/or equipment without a means test for the applicant.

6.1.3 Grant funding can be used for relevant preparatory and other works necessary for installation but does not cover substantial works such as extensions.

6.1.4 The maximum grant funding for a Bathroom Adaptation grant is £30,000. If the cost of works is over £30K an application for a Disabled Facility Grant (DFG) will be required.

6.2 Eligibility

6.2.1 To be eligible for this grant the following must be in place:

- Any disabled resident seeking financial assistance with the cost of adaptations to their home must be assessed by an Occupational Therapist (OT) working on behalf of, in consultation with, or otherwise approved by Devon County Council.
- Where additional works are required to as part of the bathroom adaptation, these will be covered as part of this grant.
- Where an applicant requires multiple adaptations, subject to available funding, the bathroom adaptation will be provided through this grant and other adaptations will be provided through the DFG or accessible homes grant where the applicant is eligible.
- This grant is not available to fund the building of an extension, or other major building alteration to house a bathroom. In such cases, this grant can be used to fit out the bathroom. Substantive building would be funded by DFG, or other means, depending on eligibility.
- All owners, tenants, licensees or occupiers who meet the above criteria are eligible to apply for this grant to provide adaptations for a disabled person residing at the property.

6.3 Conditions

- 6.3.1 The applicant must have permission from the owner of the property for the work to be carried out. The council will require owners consent if the property is rented.
- 6.3.2 The applicant intends to live in the property as their only or main residence for the period of 5 years or for a shorter period as health or other relevant circumstances permit.
- 6.3.3 The final approved sum will be based on competitive contracting through the council's procurement system, or other process. This applies to the approved sum only and not to the final choice of contractor by the applicant.
- 6.3.4 Only the works agreed by the council will be covered by the grant.
- 6.3.5 The works must be completed by the contractor stated on the approval document, unless otherwise agreed with the council.
- 6.3.6 No grant works should proceed until the grant application has been approved and all relevant planning, Building Regulation or landlord approval has been obtained.
- 6.3.7 Unforeseen and additional costs will only be paid for where they are necessary to complete the adaptation and must be agreed by the council before they are undertaken.
- 6.3.8 Applicants who are successful in their application for assistance will be required to maintain the equipment and any associated works and have it regularly serviced at their cost.
- 6.3.9 The contract for the works is the responsibility of the applicant.
- 6.3.10 In all but the most exceptional cases, the council will seek to pay any approved grant funds directly to contractors on satisfactory completion of works.
- 6.3.11 No grant will be paid until a satisfactory invoice has been received and the works have been carried out to the satisfaction of the applicant and Council.
- 6.3.12 For owner occupiers, where the grant is in excess of £5,000 a local land charge will be placed on the property for the amount over £5,000 up to a maximum of £10,000. This charge will remain on the property for a period of 10 years.
- 6.3.13 No more than £10,000 will be placed as a charge as a result of grants completed within 6 months under the following grant types:
- Disabled Facilities Grant
 - Lift grant
 - Bathroom Adaptation Grant
- 6.3.14 Where the cost of the work exceeds the grant limit the applicant may be eligible for additional Disabled Facilities Grant funding or Accessible Homes Grant funding, subject to available funds.

7.0 Accessible Homes Grant

7.1 Background and eligible works

7.1.1 The Accessible Home Grant is subject to available funding.

7.1.2 The Accessible Homes Grant enables an enhanced offer in addition to the mandatory Disabled Facilities Grant and is subject to available funding.

7.1.3 This grant is available in the following circumstances:

- Where a mandatory disabled facility grant has been approved but the cost of the work exceeds the mandatory grant maximum.
- Where there are works that may not be covered by the Disabled Facility Grant in relation to adapting the home and making it safe.
- To pay fees associated with feasibility surveys etc. to determine if an eligible adaptation can proceed.

7.2 Eligibility

7.2.1 To be eligible for this grant the applicant must meet the following:

- The applicant must be eligible for a mandatory DFG or
- require other works or equipment deemed as reasonable and practicable by the council to adapt the home or make it safe for the disabled occupant, or their carer(s).
- Applications for a disabled adult are subject to the DFG means test, it is likely that this will have been completed as part of the formal Disabled Facility Grant application and therefore will not need to be repeated.
- There will be no means test of parents and/or guardians of a disabled child in line with the requirements of the mandatory DFG.

7.3 Conditions

7.3.1 The grant maximum for combined Accessible Homes Grants (this grant and “Accessible Homes Grant: Contribution”) is £40,000. Anything over £40,000 will not attract any further Accessible Homes Grant funding. Alternative sources such as a loan will need to be considered.

7.3.2 Evidence supplied by the Disabled Facility Grant applicant will be used to support the application for the Accessible Home Grant.

7.3.3 In addition to any land charge placed on the property under other sections of this policy, a local land charge will be placed on the property for the full value of the awarded Accessible Homes Grant. The charge(s) will be repayable if the property is sold, assigned or transferred within 10 years of the grant being completed.

7.3.4 Only the works agreed by the council will be covered by the grant.

7.3.5 Eligible works must be completed within 12 months of the grant being approved.

- 7.3.6 The works must be completed by the contractor stated on the approval document, unless otherwise agreed with the council.
- 7.3.7 No grant works should proceed until the grant application has been approved and all relevant planning, Building Regulation or landlord approval has been obtained.
- 7.3.8 Unforeseen and additional costs will only be paid for where they are necessary to complete the adaptation and must be agreed by the council before they are undertaken.
- 7.3.9 Any increase in the grant may have an impact on the charge placed against the property.
- 7.3.10 Applicants who are successful in their application for assistance will be responsible for maintaining the adaptation.
- 7.3.11 The contract for the works is the responsibility of the applicant.
- 7.3.12 The council will only offer grant funding for those works that are considered appropriate, reasonable and practicable to meet the needs of the disabled person.
- 7.3.13 In all but the most exceptional cases, the council will seek to pay any approved grant funds directly to contractors on satisfactory completion of works.
- 7.3.14 No grant will be paid until a satisfactory invoice has been received and the works have been carried out to the satisfaction of the council.

8.0 Accessible Homes Grant – Contribution

8.1 Background and eligible works

- 8.1.1 The Accessible Homes Contribution Grant is subject to available funding.
- 8.1.2 The Accessible Homes Contribution Grant is available where the DFG means test identifies that a contribution is required. This includes cases where the means tested contribution is larger than the total cost of works (a 'nil-approval').

8.2 Eligibility

- 8.2.1 To be eligible for this grant the applicant must meet the following:

- The applicant must be eligible to apply for a mandatory Disabled Facilities Grant.
- An applicant will only be eligible for grant funding to cover an identified contribution where the amount of assessed contribution the applicant has to pay represents at least a third or more of the applicant's savings.
For example: An applicant has a means tested contribution of £1500.00. If the applicant has savings of £4,500 or less, they will be able to access additional grant to cover the contribution, subject to grant limits and finance availability.
This is a taper, so in the above example, if the applicant had £6000 in savings, they would be expected to pay £500 (they would receive a £1000 AHG grant).

8.3 Conditions

- 8.3.1 The grant maximum for combined Accessible Homes Grants (this grant and the Accessible Homes Grant) is £40,000. Anything over £40,000 will not attract any further Accessible Homes Grant funding.
- 8.3.2 Evidence supplied by the Disabled Facility Grant applicant will be used to support the application for the Accessible Home Grant.
- 8.3.3 In addition to any land charge placed on the property under other sections of this policy, a local land charge will be placed on the property for the full value of the awarded Accessible Homes Grant. The charge(s) will be repayable if the property is sold, assigned or transferred within 10 years of the grant being completed.
- 8.3.4 In addition to the above, this grant is subject to the conditions of the primary grant to which it is contributing for example the disabled facility grant.

9.0 Accessible Homes Grant – Move on

9.1 Background and eligible works

- 9.1.1 This grant may be available to assist a disabled person to move to more suitable accommodation subject to available funding.
- 9.1.2 Owner Occupier- the maximum grant payable for eligible expenses is £10,000. Expenses that can attract grant funding under this section may include:
- Any arrangement fee charged by a lender to cover the formation of a mortgage.
 - Conveyancing fees.
 - Land Registry Fee.
 - Local Authority Searches.
 - Stamp Duty.
 - Valuation, Homebuyers or Full Structural Survey.
 - Professional or other removal costs.
 - Estate Agent Commission.
- 9.1.3 Tenant - the maximum grant payable for eligible expenses is £5,000, where no other funding option is available, such as Discretionary Housing Funding (DHP). Expenses that can attract grant funding under this section may include:
- Letting agent fees.
 - Rent deposit.
 - Professional or other removal fees.

9.2 Eligibility

- 9.2.1 This grant may be available to assist a disabled person to move to more suitable accommodation subject to available funding.

9.2.3 An applicant will be eligible for this grant where:

- The applicant meets the eligibility criteria for a Disabled Facility Grants.
- Where the Occupational Therapist and/or the Council consider re-housing to be more appropriate than adapting the existing accommodation.
- Where the landlord has refused permission for any adaptation works to be carried out and therefore it is no longer feasible for the occupier to remain in the property.
- To be eligible for this grant the total cost incurred in the eligible 'moving on' expenses and any estimated eligible adaptation costs at the 'new' property should not be greater than the cost of adapting the applicant's current home.
- The 'new' property shall in the opinion of the Council provide a long term, sustainable home for the person for whose benefit the works are required.
- Adaptations at the 'new' property will be subject to the Statement of Needs and a new DFG application.
- If the property is within a neighbouring authority covered by this policy then the new authority will need to ensure the new property is suitable. This should also be agreed with the occupational therapist. The applicant must ensure that the relevant council's officers and Occupational Therapist have been consulted.

9.2.4 In determining the 'reasonable expenses' regard shall be had to the following criteria:

- The cost of the eligible works at the applicants existing property are not deemed reasonable, or;
- The eligible works at the applicants existing home are not technically feasible, or;
- The adaptation of the applicant's existing property does not provide a sustainable, long term solution for their housing needs.
- The landlord of the property refuses to give permission for the necessary works to be carried out.

9.3 Conditions

9.3.1 Grant assistance is only payable to an owner occupier upon the successful completion of the purchase of the 'new' property and the disabled person then occupying that property as their only and main residence.

9.3.2 When moving to rented accommodation the applicant must obtain permission from the landlord for any adaptations to be carried out before the grant will be paid.

9.3.3 To qualify for this grant the applicant must have been resident in the existing property for at least 2 years prior to making an application to move.

9.3.4 The applicant must intend to live in the new property as their only or main residence for a period of 5 years (or such shorter period as the person's health or other relevant circumstances permit).

10.0 Healthy Homes Grant

10.1 Background and eligible works

10.1.1 The Healthy Homes Grant is subject to available funding.

10.1.2 The Healthy Homes grant is a flexible grant to provide urgent/essential repairs to the home to ensure the health, safety and welfare of the occupier(s)/owners.

10.1.3 It includes repairs to existing disabled adaptations and some heating and energy efficiency works as determined necessary by the council.

10.1.4 It includes assisting an occupier or vulnerable owner with infestations, accumulations (hoarding) and personal circumstances (for example dementia) where the conditions within the dwelling may lead to a delayed transfer of care (hospital discharge), potential avoidable hospital admission or where conditions are such that they are having a detrimental impact upon the health and wellbeing of a vulnerable owner.

10.2 Eligibility

10.2.1 To qualify for this grant the applicant must either:

- a) have been declined by Lendology CIC for a Home Improvement Loan or
- b) be in receipt of one of the following benefits:

- Housing Benefit
- Disability Living Allowance
- Personal Independent Payment with the daily living component
- Attendance Allowance
- Pension Credit
- Income Support
- Council tax benefit (not the single person discount)
- Universal Credit

(Universal Credit replaces the following means tested benefits: Housing Benefit, Income Related Employment Support Allowance, Income Based Job Seekers Allowance, Child Tax Credit, Working Tax Credit and Income Support) or

- c) Have works that are judged by an officer of the council to be time-critical (e.g. to enable hospital discharge) and are otherwise in financial hardship following an assessment by:
 - Lendology CIC
 - The Council's Housing Department, Benefits or other relevant team
 - Citizens Advice Bureau, or
 - Other third party commissioned by the council to work in a community support role.

10.2.2 A grant can be awarded in addition to a loan from Lendology CIC if the amount of loan available is not enough to cover the cost of addressing the eligible works and the works are deemed to be essential/urgent.

10.2.3 An applicant can apply for a loan for any substantial work beyond removing the immediate health and safety risk.

10.2.4 Healthy Homes Grant can be used to fund repairs to disabled adaptations where the equipment or other works are out of warranty or guarantee.

10.2.5 This grant can be used to fund temporary measures or items that can be removed to allow the occupier to return home as part of end-of-life care, or otherwise to expedite hospital discharge. Eligible works may be funded by DFG or Accessible Homes in the first instance, depending on the most expedient route.

10.2.6 To prevent unnecessary hospital admission, or to expedite hospital discharge, this grant can be used to support those with hoarding disorder. In practice this can include the following:

- Help with cleansing a property to expedite hospital discharge, to enable someone to receive care, or to enable other eligible works under this policy to take place.
- Practical support with hoarding behaviour to alleviate impacts on the health of the occupier, as assessed by an officer of the council, or other social care professional.
- Clearance of the dwelling to ensure the safety of the occupier following an assessment by an officer of the council.

10.3 Conditions

10.3.1 Households are able to apply for a 'Healthy Homes grant' on multiple occasions; except where stated otherwise, the maximum grant available is £10,000 in any two year period.

10.3.2 For tenants the grant will only be available where the landlord is not responsible for the works required. As such, the grant will be limited to providing assistance with infestations and accumulations (hoarding) where the condition of the dwelling will lead to a delayed transfer of care (hospital discharge) or potential avoidable hospital admission, where the landlord is not responsible for the works.

10.3.3 Unless stated otherwise below, for owner occupiers a local land charge will be placed against the property for a period of 5 years for the total amount of the grant.

10.3.4 A local land charge will not be placed against the property if the purpose of the grant is to:

- Carry out works to disabled adaptations already subject to a charge. This will apply to the cost of those works only, if the grant is being used for multiple reasons.
- Provide equipment or works to help with end-of-life care.
- Assist with hoarding behaviour or the cleansing of a property.

10.3.5 An applicant can apply for a loan for any substantial work beyond removing the immediate health and safety risk.

11.0 Eco Top Up Grant

11.1 Background and eligible works

11.1.2 To provide top up funding for energy efficiency measures for applicants as identified through Teignbridge Council's Statement of Intent for EcoFlex funding and ECO top ups (HHCRO) provided by energy providers.

11.1.3 As determined by survey carried out by energy provider, local installer, or agent and will generally include mains gas boiler replacement, loft insulation, cavity wall insulation, non-gas boiler replacements, replacement storage heaters, internal or external wall insulation, room in roof insulation, flat roof insulation.

11.2 Eligibility

11.2.1 As determined by Teignbridge Council Statement of Intent and eligibility for ECO funding (HHCRO) as stated by the energy provider.

11.3 Conditions

11.3.1 If over £3,000, the client may apply for a Lendology CIC loan subject to availability and eligibility.

11.3.2 Once an Eco top up grant has been awarded to a household, no further ECO top up grant will be available for the same household in the same property for a period of 4 years.

11.3.3 The contract for the works is the responsibility of the applicant.

11.3.4 In all but the most exceptional cases, the council will seek to pay any approved grant funds directly to contractors on satisfactory completion of works.

11.3.5 No grant will be paid until a satisfactory invoice has been received and the works have been carried out to the satisfaction of the applicant and Council.

11.3.6 The grant is only available for owners and will be placed as a local land charge for 5 years.

Part Two - Non-Better Care Funded Assistance

12.0 Loans (homeowners and landlords)

12.1 Background and eligible works

12.1.1 To provide subsidised loans as follows:

12.1.2 Homeowners.

- Repair works - Elimination of Category 1 hazards or high scoring Category 2 hazards, working towards decent home standard.

- Energy Works - Energy efficient works where other assistance available does not cover the full cost of the works.
- Adaptations - To carry out adaptations as defined by the requirements of the mandatory DFGs criteria.
- Gypsy and Travellers -To assist with the development of gypsy and traveller sites
-

12.1.3 Landlords

- For renewable energy enhancements and energy efficiency improvements
- To carry out repairs or improvements to rented accommodation to address either:
 - a) Assessed failures of the Decent Homes Standard including remedying all category 1 hazards and high scoring category 2 hazards, or;
 - b) To improve the condition of the HMO accommodation (as defined by the Housing Act 2004), including fire precautions, means of escape, amenities etc.
 - c) Works to meet requirements of the HMO Management Regulations, Minimum Energy Efficiency Regulations, Electrical Safety Regulations or
 - d) Works to meet requirements of other regulations placing duties on landlords of rented accommodation.

12.1.4 Empty Homes

- To carry out repair works (elimination of Category 1 hazards or high scoring Category 2 hazards, working towards decent home standard) to help bring empty homes back into use.

12.1.5 Conversion

- To provide a subsidised loan to increase the housing stock available for letting through the conversion of both residential and non-residential buildings in areas of high housing need.
- It would include properties where the owner wishes to convert the property but remain living in one of the converted units of accommodation.

12.1.6 Gypsy and Travellers

- Each case will be dealt with on an individual bases by the Private Sector Housing Team Manager, in consultation with the Executive Member for Housing and Planning.

12.2 Eligibility

12.2.1 This will vary and is based on the individual circumstances of each applicant. Loan advisors from Lendology CIC will carry out an assessment and provide independent advice on ethical and responsible lending and the most appropriate product to suit the needs of the applicant.

12.2.2 Loan interest rates are subsidised and owners will be advised by LCIC the rate of interest payable which will be fixed throughout the term of the loan.

12.2.3 Details of loans are given in the General Terms to all forms of Assistance

12.3 Conditions

12.3.1 The condition will vary depending on the loan product and the individual circumstances of each applicant. The loan agreement is between the client and Lendology CIC will advise of conditions at the time of application.

12.3.2 For landlord loans or where works are being carried out to enable the property to be let, the property must be compliant with all relevant housing and letting legislation.

12.3.3 A Title Restriction at the Land Registry will be registered against the property throughout the repayment term and any outstanding balance on the loan will become repayable in full on disposal of the property, or when the borrower no longer lives in the property, within the loan period.

13.0 Stay at Home Assistance

13.1 Background and eligible works

13.1.1 The Stay at Home Assistance is subject to available funding.

13.1.2 To provide grant assistance to homeowners and tenants with a repairing obligation to bring their properties up to decent homes standard or working towards decent homes standard ensuring all Category 1 hazards are remedied and installing energy efficiency measures.

13.1.3 Elimination of Category 1 hazards, working towards decent home standard or energy efficient works including efficient heating.

13.2 Eligibility

13.2.1 Households who have been refused a loan by Lendology CIC because they do not meet the eligibility criteria for a loan.

13.2.2 The applicants must also meet the following criteria:

- The applicant must own and occupy the property as their sole residence,
- The property must fail the decent homes standard
- The property must be in Council Tax Bands A - D
- The property must be at least 10 years old or have been provided by conversion for at least 10 years
- Works must not have commenced

13.2.3 The applicants will be subject to a financial test of resources as applied to mandatory Disabled Facilities Grants.

13.3 Conditions

- 13.3.1 The maximum assistance available for repairs will be £20,000.
- 13.3.2 Only works that have been agreed by the Council will be grant funded.
- 13.3.3 This assistance will include payments for professional fees and ancillary costs associated with the application or can be used to supply materials as part of an agreed scheme of works.
- 13.3.4 Completion of owner occupation certificate stating intention to occupy property for next 20 years.
- 13.3.5 No grant works should proceed until the grant application has been processed and all relevant planning, Building Regulation or landlord approval has been obtained.
- 13.3.6 No grant will be paid until a satisfactory invoice has been received and the works have been carried out to the satisfaction of the Council.
- 13.3.7 If the cost of the works is less than £5,000 only one payment will be made to the contractor. An interim payment can be made if the contractor's costs exceed £5,000 up to 90% of the cost of the works.
- 13.3.8 If the applicant has a financial contribution towards the cost of the works, they must ensure they have funds in place to cover their share of the costs before the work begins on site.
- 13.3.9 Unforeseen and additional costs will only be paid for where they are necessary to complete the adaptation and must be agreed by the council before they are undertaken.
- 13.3.10 Any increase in the grant may have an impact on the charge placed against the property.
- 13.3.11 The contract for the works is the responsibility of the applicant.
- 13.3.12 In all but the most exceptional cases, the council will seek to pay any approved grant funds directly to contractors on satisfactory completion of works.
- 13.3.13 Grants will be subject to a local land charge and will be repayable in full if the property is sold during a 20-year grant condition period.
- 13.3.14 The applicant must ensure adequate home insurance cover is provided for the grant condition period.
- 13.3.1 The contract for the works is the responsibility of the applicant.

14.0 Park Home Energy Assistance

14.1 Background and eligible works

- 14.1.1 The Park Home Energy Assistance is subject to available funding.
- 14.1.2 To assist vulnerable park home residents to provide energy efficient measures within their home.
- 14.1.3 To provide energy efficient measures to park homes to include wall, loft and floor insulation as well as efficient heating systems.

14.2 Eligibility

- 14.2.1 Been refused a loan by Lendology CIC because they do not meet the eligibility criteria for a loan.
- 14.2.2 Taken up a loan but there is a shortfall between the amount offered and the recommended scheme cost.
- 14.2.3 Are not eligible for any other local or national schemes available at the time of application e.g. ECOFlex etc.

14.3 Conditions

- 14.3.1 The maximum assistance available is £7,000.
- 14.3.2 Only works that have been agreed by the Council will be grant funded.
- 14.3.3 Only works that have been agreed by the Council will be grant funded.
- 14.3.4 This assistance will include payments for professional fees and ancillary costs associated with the application or can be used to supply materials as part of an agreed scheme of works.
- 14.3.5 No grant works should proceed until the grant application has been processed and all relevant planning, Building Regulation or landlord approval has been obtained.
- 14.3.6 No grant will be paid until a satisfactory invoice has been received and the works have been carried out to the satisfaction of the Council.
- 14.3.7 If the applicant has a financial contribution towards the cost of the works, they must ensure they have funds in place to cover their share of the costs before the work begins on site.
- 14.3.8 Unforeseen and additional costs will only be paid for where they are necessary to complete the adaptation and must be agreed by the council before they are undertaken.
- 14.3.9 The contract for the works is the responsibility of the applicant.

14.3.10 In all but the most exceptional cases, the council will seek to pay any approved grant funds directly to contractors on satisfactory completion of works.

15.0 Grant Assistance for Private Landlords

15.1 Background and eligible works

15.1.1 The grant assistance for Private Landlords is subject to available funding.

15.1.2 This funding is to assist landlords carry out repairs to improve safety, energy efficiency and heating in privately rented accommodation.

15.1.3 Works to comply with letting legislation including the elimination of Category 1 hazards and high scoring category 2 hazards, working towards the decent homes standard.

15.2.4 Works to improve Energy Performance Certificate (EPC) ratings to comply with current and proposed Minimum Energy Efficiency Standards regulations (MEES) throughout the 5-year term of the grant condition period, in conjunction with EcoFlex funding or any future government funded scheme.

15.2 Eligibility

15.2.1 If empty the referral for this scheme will be made by the Landlord Liaison Officer/Empty Homes Officer.

15.3 Conditions

15.3.2 The maximum assistance is £1,000.

15.3.3 Where a landlord owns a property that is divided into flats the maximum cumulative grant available will be £1,500.

15.3.5 The landlord must agree to let the property at affordable rents for the next 12 months. If empty the owner must agree to let at affordable rents for the next 12 months.

15.3.6 Only works that have been agreed by the Council will be grant funded.

15.3.7 No grant works should proceed until the grant application has been processed and all relevant planning, Building Regulation or landlord approval has been obtained.

15.3.8 No grant will be paid until a satisfactory invoice has been received and the works have been carried out to the satisfaction of the Council.

15.3.11 The contract for the works is the responsibility of the applicant.

15.3.12 In all but the most exceptional cases, the council will seek to pay any approved grant funds directly to contractors on satisfactory completion of works.

15.3.13 Works must be completed within 6 months of approval.

15.3.14 Grants will be subject to a local land charge and will be repayable in full if the property is sold during the grant condition period up to 5 years.

16.0 Empty Homes Grant

16.1 Background and eligible works

16.1.1 Empty Homes Grants are subject to available funding.

16.1.2 Empty homes grants provide grant assistance to owners of empty homes to enable empty properties to be let, sold or occupied by owners.

16.1.3 Works to include the elimination of Category 1 hazards and high scoring category 2 hazards, working towards the decent homes standard. If the property is going to be let - works to comply with all letting legislation.

16.1.4 Installation of energy efficiency measures, including insulation, efficient heating and renewable energy products.

16.2 Eligibility

16.2.1 Owners must have:

- Been refused a loan by Lendology CIC or taken up a Lendology CIC loan but there is a shortfall between the amount offered and the recommended scheme costs.
- Where unforeseen works increase the cost of the works over the loan limit.

16.2.2 The property must be located in an area of housing need as determined by Officers within the Housing department.

16.3 Conditions

16.3.1 The maximum assistance is £15,000.

16.3.2 Only works that have been agreed by the Council will be grant funded.

16.3.3 No grant works should proceed until the grant application has been processed and all relevant planning, Building Regulation or landlord approval has been obtained.

16.3.4 No grant will be paid until a satisfactory invoice has been received and the works have been carried out to the satisfaction of the Council.

16.3.5 Unforeseen and additional costs will only be paid for where they are necessary to complete the works and must be agreed by the council before they are undertaken.

16.3.6 The contract for the works is the responsibility of the applicant.

16.3.7 In all but the most exceptional cases, the council will seek to pay any approved grant funds directly to contractors on satisfactory completion of works.

16.3.8 Works must be completed within 6 months of approval.

16.3.9 The Council will require the property to be let at affordable rents and nomination rights as follows:

- Grant aid <£5,000 2 years
- Grants aid £5,001 to £10,000 4 years
- Grant aid £10,001 to £15,000 6 years

16.3.10 Grants will be subject to a local land charge and will be repayable in full if the property is sold during the grant condition period up to six years.

16.3.11 The applicant must ensure adequate home insurance cover is provided throughout the grant condition period.

17.0 Partnership Grants

17.1 Purpose and eligible works

17.1.1 To enable short term grants to be identified and carried out based on identified need and in line with the Housing and Private Sector Housing Strategy e.g. to replace inefficient boilers in vulnerable households, incentives to install micro generation technology eg solar panels, air source heat pumps etc.

17.1.2 Eligible works to be determined based on a specific project.

17.2 Eligibility

17.2.1 To be determined based on a specific project.

17.3 Conditions

17.3.1 Maximum grant of up to £10,000 but determined for each specific project and within budgets available at the time.

17.3.2 Short term projects to be agreed by the Private Sector Housing Manager, in consultation with the Council's Executive Member with responsibility for Housing and to meet objectives in the Council Plan and/or Housing Strategy.

17.3.3 Approval and future occupation conditions to be determined for each specific project.

18.0 General Terms for All Forms of Assistance

18.1 Definition of decent homes standard

18.1.2 This is a government standard and for a dwelling to be considered 'decent' it must:

- Be free of serious hazards
- Be in a reasonable state of repair
- Have reasonably modern facilities and services
- Provide a reasonable degree of thermal comfort

18.1.3 There is currently a consultation on this standard and any changes will be adapted within the policy as appropriate [A Decent Homes Standard in the private rented sector: consultation - GOV.UK \(www.gov.uk\)](http://www.gov.uk).

18.2 Definition of Housing Health and Safety Rating System (HHSRS) Category 1 & Category 2 hazards

18.2.1 The Housing Act 2004 introduced the Housing Health & Safety Rating System (HHSRS). It is a calculation based on the assessment of the effect of 29 possible hazards on the health of occupiers and potential visitors to the property, It is a two-stage calculation combining the likelihood of an occurrence and the range of probable harm outcomes to give a numerical rating for each hazard identified. The assessment will be based on the potential occupant who is the most vulnerable to that risk. The two stages are combined to give a numerical rating in respect of each hazard.

18.2.2 The most serious hazards are Category 1 (within which there are three banding levels) and less serious hazards are classed as Category 2.

18.3 Essential repair works

18.3.1 Essential repair works includes the repair of for example leaking roofs/rain water goods, defective standard amenities, defective windows/external doors, defective heating systems, safety and security deficiencies, other matters subject to the agreement of the Team Leader.

18.4 Waiver on conditions

18.4.1 It is the Council's policy to reclaim grant monies in all circumstances on a relevant disposal. However, these repayment conditions may be waived where there is a relevant disposal at the discretion of the Private Sector Housing Team Manager in consultation with the Council's Executive Member with responsibility for Homes and Communities, having regard to the individual circumstances.

18.4.2 Compliance checks may be carried out by the Council to ensure that all grant conditions are complied with.

18.5 Appeals

18.5.1 An appeal against a decision made in respect of assistance can be made, in writing, which will be considered by Private Sector Housing Manager, in consultation with the Council's Executive Member with responsibility for Homes and Communities.

18.6 Exceptions to this policy

18.6.1 The council accept that applications may be received for adaptations or works not covered by the circumstances listed above or outside the eligibility criteria listed. In all cases, these will need to be formally determined.

18.6.2 Any such applications will be referred for assessment by the Private Sector Housing Manager in consultation with the Council's Executive Member with responsibility for Homes and Communities regard to relevant policies and budget available.

18.7 Local land charge and title restriction

18.7.1 Where policy conditions state that a local land charge or Title Restriction will be registered against the property, this means that when local searches are undertaken by a solicitor prior to the purchase of a property or perhaps a re-mortgage, this condition will be flagged up and will need to be cleared by the owner before the sale of a property. In most circumstances this charge is only removed if the grant or loan is repaid in full.

18.8 Affordable rent levels

18.8.1 To be determined by Private Sector Housing Manager, in consultation with a member of the Senior Leadership Team.

18.9 Changes to passporting or eligibility benefits

18.9.1 When changes to Welfare Benefit are implemented, the Private Sector Housing Manager will determine the changes to the policy, as appropriate.

18.10 Charging policy

18.1.1 The Council will charge a standard administration fee that [Fees and charges - Teignbridge District Council](#), currently £39.00 for the retrieval and the production of grant documents and records required by clients in response for proof of works requested by solicitors or other professional services.

18.11 Grant fee and charges

18.1.1 A fee of £13 will be charged to confirm details of ownership through a land registry search.

18.1.2 In addition to the actual costs of carrying out works of improvement or repair, other charges necessarily incurred in undertaking grant-aided works are also eligible for grant assistance. These include:

- Architects' fees (12% of eligible expenses plus VAT) please see "Architect Fees".
- Certain legal fees.
- Surveyors' fees.
- Charges for planning permission or building regulations approvals.

- Charges made to cover electrical, gas, asbestos etc safety checks.
- Only reasonable and necessary fees and charges will be included as eligible works up to the maximum assistance available.

18.12 Architect fees

18.12.1 Architectural Fees may be considered for the following scheduled works under the above provisions: -

- Extensions.
- Houses in Multiple Occupation.
- Any work which is structural in nature.
- Major refurbishment where various trades are co-ordinated/in operation on site.

18.12.2 Agents must discuss any proposed involvement with this department before undertaking any work. Where a professional firm is engaged to provide building or surveying services in connection with the grant application, payment of these costs remain entirely the applicant's responsibility irrespective of whether such costs are to be met from grant or loan, in whole or part.

18.12.3 The fee scale will be as tabled in the eligible expense excluding VAT. This will include disbursements and expenses but not VAT.

- | | | |
|------------|----|------|
| • Stage | 1 | 1.5% |
| • Stages 1 | +2 | 6.5% |
| • Stages 1 | -3 | 10% |
| • Stages 1 | -4 | 11% |
| • Stages 1 | -5 | 12% |

18.12.4 Stage definition

- Preliminary-Discussion with client, site appraisal, advice to client re consultants, timetable and fee costs.
- Design & Drawings -Scheme design, applications for planning and building regulations, detailed plans.
- Production information- Schedules of works, specifications, bills of quantities, preparation for tender.
- Tendering and contract advice- advise client re tender list, appraise tenders for price negotiations, advise client on contractor appointment and contract details and responsibilities. Prepare contract and arrange signature of exchange.
- Final - Administer contract on site, carry out works in progress visits, make periodic financial reports, and prepare interim certificates. Supervise completion on site. Advise client on maintenance drainage etc. Prepare Final certificate.

18.13 Loan types

18.13.1 Lendology CIC will complete a financial assessment of each applicant to determine the loan type/term/period. Lendology CIC are authorised and regulated by the Financial Conduct Authority and loans will only be offered if they are

affordable.

18.13.2 LCIC have a variety of loan products which include;

- Capital Repayment Loan.
- Interest Only Loan.
- Interest Roll Up Loan.
- Interest Only Converting to Capital Repayment.
- Interest Roll Up Converting to Capital Repayment.

18.13.3 The type of loan and loan period will be determined by Lendology CIC.

19.0 Complaints

19.1.1 If an applicant is dissatisfied with the Council, then they can make a complaint to the Council using the Council's complaint procedure.

www.teignbridge.gov.uk/commentsandcomplaints

20.0 Provision relating to the death of an applicant

20.1.1 Where the applicant dies after liability has been incurred for any preliminary or ancillary charges or the relevant works have begun, the council may, if they think fit, pay assistance in respect of some or all of the works carried out.

Appendix A: Eligible works

Disabled Facilities Grant and Accessible Homes Grant

An assessment by an agreed Occupational Therapist must be carried out. The Occupational Therapist will then recommend the type of adaptation required.

Minor works are assessed by the Occupational Therapist and may be dealt with outside of the grant process.

In order to decide on an eligible scheme there is a two-stage process:

- a) The Occupational Therapist assesses what is 'necessary and appropriate' to meet the needs of the disabled occupant.
- b) The Private Sector Housing Team assess what measures are reasonable and practicable to meet the identified needs in practice.

During both of the stages of this process the Occupational Therapist and the Private Sector Housing Team will work closely with the applicant to ensure, as far as possible, that their input is taken into account.

Purposes for which a grant must or may be given

The following are the purposes for which a mandatory Disabled Facilities Grant are available, as contained in legislation.

Each adaptation criteria is provided with an example. The examples are intended to give a brief idea of the type of work available. In each case, the eligible works will be decided through the process laid out in 4.0 above.

1. Facilitating access by the disabled occupant to and from the dwelling, or the building in which the dwelling or, as the case may be, flat is situated;
 - For example, ramping and/or handrails to the main external door.
2. Making the dwelling safe for the disabled occupant and other persons residing with them;
 - For example, upgrading of the electrical installation, where the current installation is considered unsafe for the disabled occupant.
3. Facilitating access by the disabled occupant to a room used or usable as the principal family room;
 - For example, alterations to facilitate wheelchair access to a living room.
4. Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room used or usable for sleeping;
 - For example, alterations to facilitate wheelchair access to a bedroom.
5. Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room in which there is a lavatory, or facilitating the use by the disabled occupant of such a facility;
 - For example, installation of a stairlift to facilitate access to a first floor WC.
6. Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room in which there is a bath or shower (or both), or facilitating the use by the disabled occupant of such a facility;
 - For example, installation of a level-access shower.
7. Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room in which there is a wash hand basin, or facilitating the use by the disabled occupant of such a facility;
 - For example, provision of an accessible wash hand basin, including any alterations necessary to facilitate access.
8. Facilitating the preparation and cooking of food by the disabled occupant;
 - For example, installing low-level food preparation areas.
9. Improving any heating system in the dwelling to meet the needs of the disabled occupant or, if there is no existing heating system there or any such system is unsuitable for use by the disabled occupant, providing a heating system suitable to meet his needs;
 - For example, upgrading/replacing of boilers/radiators where the property has been extended as part of a wider adaptation.
10. Facilitating the use by the disabled occupant of a source of power, light or heat by altering the position of one or more means of access to or control of that source or by providing additional means of control;
 - For example, alterations to the height and/or position of light switches and power points to make them accessible to the disabled person.
11. Facilitating access and movement by the disabled occupant around the dwelling in order to enable them to care for a person who is normally resident there and is in need of such care;
 - For example, widening of doorways.
12. Facilitating access to and from a garden by a disabled occupant; or making access to a garden safe for a disabled occupant;
 - For example, providing access to an area of the garden suitable for the disabled occupant.

Further details

If you need this information in another format please contact us

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