



HOUSING GRANTS, CONSTRUCTION AND REGENERATION ACT 1996
Disabled Facilities Grant General Consent 2008

DFG and Adapt Grants

Grant Conditions

1. The property must be occupied by the disabled person for whose benefit the adaptations are to be provided as a sole/main residence and they must confirm that it is their intention to remain living within the property for a period of not less than five [5] years. Occupation must be consistent and permanent and does not include weekend or holiday occupation.
2. The Council may seek to reclaim any grant paid if the disabled person moves within five [5] years of the certified date. The 'certified date' is the date when the Council certifies that any adaptations, or equipment installation, or relocation has been completed to the satisfaction of the Council.
3. The Council may seek to reclaim any grant paid if the disabled person for whom the works have been provided ceases to reside at the property prior to the completion of the works.
4. Upon the assistance becoming repayable the Council will consider;
 - i) the extent to which the recipient of the assistance would suffer financial hardship were they to be required to repay all or any of the assistance provided
 - ii) and all other circumstances as deemed relevant
5. The eligible works shall be carried out within twelve [12] months from the date of approval of the full application. The Council may demand re-imburement from the client of any payments made where eligible works were not completed within 12 months of date of approval. The Council may extend this period where it is satisfied that the eligible works cannot be, or could not have been, carried out without carrying out other works which could have not been reasonably foreseen when the application was made.
6. Where it is ascertained that an application for assistance has been determined on the basis of inaccurate or incomplete information, the Council can withhold or demand repayment of monies from the applicant. If an applicant knowingly makes a false statement, in respect of any information they provide as part of an application for financial assistance or payment, criminal proceedings may follow.
7. All referrals for adaptations are subject to a financial assessment.
8. No assistance will be awarded for works that have commenced prior to the date of the approval of the grant.

9. You can apply for a grant if you or someone living in your property is disabled. All applicants must be at least 18 years of age and have either an owner's or a tenant's interest in the property where the works are to be undertaken or where the equipment is to be provided.
10. The Adapt Grant is only available as an alternative to the mandatory Disabled Facilities Grant where the total amount of grant will be less than £12,000 (inclusive of all fees and VAT).

Supplementary Grant condition for a Disabled Facilities Grant:

1. Where the applicant has an owners interest and in the event of a grant exceeding £5,000, it is a condition of the grant that the Council may demand the repayment by the recipient of such part of the grant that exceeds £5,000 (to a maximum amount of £10,000) if –
 - a. the recipient disposes (whether by sale, assignment, transfer or otherwise) of the premises in respect of which the grant was given within 10 years of the certified date; and
 - b. the Council, having considered –
 - i) the extent to which the recipient of the grant would suffer financial hardship were they to be required to repay all or any of the grant;
 - ii) and all other circumstances as deemed relevant;
 - c. the recovery of the Grant, being subject to the above limitations, will be via a charge placed upon the property via the local land charges register.

Adapt Grant – Additional Information:

1. This discretionary assistance is primarily, but not exclusively, to assist in funding measures associated with adapting the home of a disabled person, providing equipment where deemed appropriate or assisting with relocation to a more appropriate property.
2. An Adapt Grant is available to a maximum of £12,000 inclusive of all fees and VAT.
3. Adaptations funded by way of an Adapt Grant will normally be required to be supported by a recommendation from a competent assessor.
4. Adaptation works or 'eligible works' will only be funded by way of an Adapt Grant where the Council are satisfied that the works are necessary and appropriate to meet the needs of the disabled occupant and that it is reasonable and practicable to carry out the works having regard to the age and condition of the dwelling.
5. All applications for an adaptation Grant will be directed to the Council's Home Improvement Agency 'Care and Repair West Norfolk' who administer assistance provided by the Council. A 17% charge will apply to all applications (subject to a minimum £250 fee) and will be included in the assistance provided.
6. Where equipment has been provided, once the warranty period has expired, it is the responsibility of the applicant to ensure that it is serviced and maintained. Equipment will not be considered for replacement or renewal where it is evident that it has not been adequately maintained.