

Appendix 1

Private Sector Renewal & Disabled Adaptations Policy

Overview

The Council is proposing to change its Private Sector Renewal & Disabled Adaptations Policy to provide a more flexible and responsive service.

The aim of the changes are to provide discretionary grants that will assist people to remain living independently in their own homes, delay hospital admissions, prevent falls and delay or avoid moves to residential or nursing homes.

We are proposing

Health & Well Being at Home Grant

This grant will be up to a maximum of £5,000 and will not be based on income or savings. The types of adaptations/housing assistance that will be provided include stairlifts, ramps, deep clean, de-cluttering of essential rooms, repair/replacement of boilers.

Discretionary Professional Fees

This grant will be up to a maximum of £5,000 and will be added to the Disabled Facilities Grant once approved. This grant will be available where there is a significant amount of adaptations needed and an Architect is required to draw up plans; or where there is concern about the structure of the existing building and a structural engineer is required.

Discretionary Accommodation Fees

This grant will be up to a maximum spend of £5,000 towards the cost of temporary accommodation where there are significant and disruptive Disabled Facilities Grant works to be carried out at the property which would mean it is not suitable for the resident to remain and where no other options are available for example self-funding alternative accommodation, stay with friends/family

Relocation Grant

This grant has been amended to include tenants in the private rented sector, with an upper limit of £5,000 to enable them to move to more suitable alternative accommodation that would better meet their needs. This grant already exists for owner occupiers with the amendment that in exceptional circumstances a grant of a maximum of £20,000 would be considered if it contributed to the significant reduction in the cost of care being paid for by Reading Borough Council.

Top up funding

The mandatory Disabled Facilities Grant (DFG) limit is £30,000 which no longer meets the cost of providing extensions such as a wheelchair accessible downstairs bathroom or bedrooms. The current costs can range from £45k to £60k+. This new grant will allow a discretionary maximum grant of an additional £30,000 to top up a mandatory Disabled Facilities Grant, where the cost of work has gone over the grant maximum. The top up grant will be means tested to include the parents of disabled children and will only be offered if there are no other sources of funding available. A charge will be placed against the property and registered with HM Land Registry with repayment whenever the property is sold.

We would welcome your comments on the proposals in the policy. More details can be found in the tables on pages 9-11 of the document.

The closing date for this consultation is 7th February 2020. Please make sure you respond by then.

Consultation questions

Health & Well Being at Home Grant this is a new grant and the purpose of it is to enable:

- An applicant to manage their health and wellbeing in their own home;
- Make a property suitable to facilitate safe hospital discharge;
- Prevent hospital admissions or readmissions and
- Reduce admission to long term care.

This grant will be up to a maximum of £5,000 and will not be based on income or savings. The types of adaptations/housing assistance that will be provided include stairlifts, ramps, deep clean, de-cluttering of essential rooms, repair/replacement of boilers. This grant will help Hospital Occupational Therapists to respond to unsafe housing to ensure safe and more responsive discharges from hospital

Question 1

Do you agree with the purpose of this grant?

Yes
No

If you answered no can you please explain why?

Question 2

Do you agree that this grant should not be means tested (not based on income and savings)?

Yes
No

If you answered no can you please explain why?

Question 3

Do you agree with the maximum grant limit of £5,000?

Yes
No

If no please explain why?

Discretionary Professional Fees - this grant will be up to a maximum of £5,000 and added to the Disabled Facilities Grant when approved. This grant will be available where there is a significant amount of adaptations needed and an Architect is required to draw up plans; or where there is concern about the structure of the existing building and a structural engineer is required. Often the cost of these professionals has to be paid before the Disabled Facilities Grant is approved. This is usually the case with complex adaptations in the homes of children to meet long term needs and generally the family are unable to fund these costs. Offering this grant will enable adaptations to proceed in a more timely fashion.

If the adaptations do not go ahead unless there are exceptional circumstances (e.g. the disabled person having to go into residential care or has passed away) this funding will have to be re-paid or a charge will be registered against the property with HM Land Registry and re-paid whenever the property is sold.

Question 1

Do you agree with the purpose of this grant?

Yes
No

If you answered no can you please explain why?

Question 2

Do you agree with the maximum grant limit of £5,000?

Yes
No

If no please explain why?

Question 3

Do you agree that if the Disabled Facilities Grant does not go ahead then the grant should be repaid, unless there are exceptional circumstances?

Yes
No

If no please explain why?

Discretionary Accommodation Fees - this is a new grant with a maximum spend of £5,000 towards the cost of temporary accommodation where there are significant and disruptive disabled facilities works to be carried out at the property which would render it unsuitable for the resident to remain. An assessment will be made by the Private Sector Housing Technical Officer and Occupational Therapist to

ensure no other options are available for example self-funding alternative accommodation, stay with friends/family before this grant is agreed.

Question 1

Do you agree with the purpose of this grant?

Yes
No

If you answered no can you please explain why?

Question 2

Do you agree with the maximum grant limit of £5,000?

Yes
No

If no please explain why?

Question 3

Do you agree with the criteria for this grant?

Yes
No

If not what should be changed?

Relocation Grant - This grant has been amended to include tenants in the private rented sector where it is not possible to adapt their current home or landlord will not give permission, with an upper limit of £5,000 to enable them to move to more suitable alternative accommodation that would better meet their needs. This grant already exists for owner occupiers with the amendment that in exceptional circumstances a grant of a maximum of £20,000 would be considered if it contributed to the significant reduction in care funded by Reading Borough Council

Question 1

Do you agree with the purpose of this grant?

Yes
No

If you answered no can you please explain why?

Question 2

Do you agree with the maximum grant limit of £5,000 for tenants in the private rented sector?

Yes

No

If no please explain why?

Top up funding- The mandatory Disabled Facilities Grant (DFG) limit is £30,000 which no longer meets the cost of providing extensions such as a wheelchair accessible downstairs bathroom or bedrooms. The current costs can range from £45k to £60k+. This new grant will enable a discretionary maximum grant of an additional £30,000 to top up a mandatory Disabled Facilities Grant, where the cost of work has exceeded the grant maximum. This will enable extensions and complex adaptations to go ahead, to support families to continue to care for disabled adults and children in their own homes.

The top up grant will be means tested to include the parents of disabled children and will only be offered if there are no other sources of funding available. A charge will be placed against the property and registered with HM Land Registry with repayment whenever the property is sold.

Question 1

Do you agree with the purpose of this grant?

Yes

No

If no please explain why?

Question 2

Do you agree that the top up should be means tested?

Yes

No

If no please explain why?

Question 3

Do you agree that a charge should be registered against the property and the top up re-paid whenever the property is sold?

Yes

No

If no please explain why?

Please indicate whether you are responding to these proposals as:-

- Resident
- Service user
- Family or friend of a Service user
- Voluntary organisation
- Business
- Public Sector
- Employee of Reading Borough Council

Other - please give details below

In order to establish which areas your comments relate to, please provide your home postcode.

*** Your Postcode - (Please enter the postcode in CAPITALS i.e. RG44 23XB)**

About you

These questions are optional but will help us to see if there are differences between the views of different residents. All the information you give will be kept completely confidential and secure.

Webteam - Need to add the correct sex question options here

Are you?

- Male
- Female

Webteam - Need to add Gender Identity question

Which age group do you belong to?

- Under 16
- 18 - 24 years
- 25 - 34 years
- 35 - 44 years
- 45 - 54 years
- 55 - 64 years
- 65 - 74 years
- 75 years plus

Do you have a disability, long-term illness or health problem (12 months or more) which limits your daily activities or the work you can do?

- Yes
- No

To which of these ethnic groups do you consider you belong?

- White - British**
- White - Irish**
- White - Gypsy or Irish Traveller**
- White - Any other White background (Please specify below)**
- Mixed - White and Black Caribbean**
- Mixed - White & Black African**
- Mixed - White & Asian**
- Mixed - Any other Mixed background (Please specify below)**
- Asian or Asian British - Indian**
- Asian or Asian British - Pakistani**
- Asian or Asian British - Bangladeshi**
- Asian or Asian British - Chinese**
- Asian or Asian British - Any other Asian background (Please specify below)**
- Black or Black British - African**
- Black or Black British - Caribbean**
- Black or Black British - Any other black background (Please specify below)**
- Other ethnic group - Arab**
- Other ethnic group - Any other ethnic group (Please specify below)**
- Prefer not to say**
- Don't know**

Please give detail of other

--

What is your religious belief?

- Buddhist
- Christian
- Hindu
- Jewish
- Muslim
- Sikh
- No Religion
- Prefer not to say
- Other

Other - please state

Are you:

- Heterosexual/Straight
- Gay or lesbian
- Bisexual
- Prefer not to say
- Other

Please give details of other

If you do fill in your contact details now, any future participation will be entirely voluntary and there will be no obligation to take part later

*** Do you want to be kept up to date on future budget proposals and consultations and other council news?**

- Yes
- No

Your personal details will be treated as confidential and your survey responses will remain anonymous.

Any future participation will be entirely voluntary and there will be no obligation to take part later on.

Contact Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Address	<input type="text"/>
	<input type="text"/>
Contact telephone number	<input type="text"/>
Email Address	<input type="text"/>

Data Protection

Under the Data Protection Act, we have a legal duty to protect any information we collect from you. We use leading technologies and encryption software to safeguard your data, and keep strict security standards to prevent any unauthorised access to it. We do not pass on your details to any third party or government department unless you give us permission to do so. The information you have completed on this form will only be used in connection with your feedback. Please check the box below to indicate that you agree to your data being transmitted to and stored by Reading Borough Council for the purpose of processing this form

* Please read the statement above

I Agree

A report on the response to this consultation will be made at the Council's Housing, Neighbourhood and Leisure Committee on 11th March 2020.

Thank you very much for taking part in this consultation Please

click on the submit arrow below to complete the survey