

Independent Living Policy



Disability Facilities Grants

- The Council has a **statutory duty** to consider and approve applications for Disabled Facilities Grants (DFG) where there is an identified need and the property could be reasonably adapted.
- Grants fund the adaptation of privately owned homes to allow residents to live as independently as possible in their own home for as long as possible.
- Statutory limit of £36,000 with a discretionary maximum grant of £60,000
- Medium and large adaptations are means tested
- Owner occupiers, landlords and private tenants can apply for this grant to adapt a property, providing there is a disabled person living in the property as their main residence.
- 312 Small Adaptations (22/23)
- 87 Medium & Large adaptations (22/23)

Background to changes

CHANGES IN WELSH GOVERNMENT
LEGISLATION SINCE 2014

MEANS TESTING BECOMING A
BARRIER

BENEFITS OF DFG INVESTMENTS

DIFFERING APPROACHES ACROSS
WALES – AGENCY SERVICE IN VALE

DFG/Adaptations Future Recommendations Report

October 2021

- That a reshaping project is undertaken
- That consideration is given to the legal, policy and financial implications of this change. E.g., The removal of means testing and the development of an independent living strategy / adaptations policy.
- That the Council should create a single adaptations and OT team delivering adaptations across tenure (underway).

Minor Adaptations Inc. ramps, grab rails etc.

01

The planned processes for small adaptation intend to make use of Care and Repair trusted assessors.

02

The aim being to reduce the assessments completed by Occupational Therapists allowing them to work on other referrals to reduce the Occupational Therapy workload.

03

Minor works, will be addressed within approximately two weeks (subject to demand and capacity at the time of enquiry)

Medium or large adaptations.

The case will be transferred to the Disabled Facilities Grants Team and OT team who will determine the scale of works needed. Case conference across departments

For medium or large adaptations, the applicant will be presented with three options:

1. Disabled Facilities Grant (DFG) with a Means Test, and a 10-year charge on their property.
2. Discretionary Adaptations Grant (DAG) without a Means Test, and a lifetime charge on their property.
3. Relocation grant if the proposed adaptation is not feasible or practical

Tenanted Properties & Children's adaptations

For tenanted properties potential for relocation grant and removable adaptations where possible. Case conference needed on all tenant adaptations to look at longer term social care cost implications.

For children's adaptations, there will be no means test. For all adaptations a 10-year recovery charge is placed on the property, if it is determined that there are benefits to the adaptations and they are practicable and reasonable.

Financial Limits

The maximum grant limit for both DFG and DAG grants is £36,000.

First £5,000 of any application is discounted from any charges that may be levied.

Grants exceeding this amount will undergo case conferences to assess how reasonable and practical they are.

Relocation grants are calculated as:

- o 3% of any property valued to £225,000.
- o An additional 2% for any value above this.
- o Provisions to cover reasonable fees

The Case Conference

The case conference is a crucial step in the new processes as it enables the Council to assess the return on investment before granting grants.

This conference becomes necessary when significant adaptations are proposed, as it helps to determine the benefits that would accrue. Specifically, it evaluates whether investing more than the maximum grant of £36k would yield a benefit that is equal to or higher than the investment in avoided social care costs. (The annual funding will be finite)

Without a case conference and an estimate of avoided costs, it is challenging to determine the value of high-cost adaptations.

Prioritisation

Fast Track or High Referrals

1. Exceptional circumstances where major works of adaptation are essential for safe discharge.
2. Urgently needed stair lifts/through floor lifts where privacy of treatment cannot be achieved for care AND where there is a high health risk to the client or safety risk to the carer.
3. Exceptional multifaceted situations

Standard Referrals

3 categories depending on nature of disability / illness / treatment required.

Any questions?