



Home Improvement Agency

FACTSHEET

GROUND FLOOR BEDROOM FACILITY – Owner Occupier

Your Occupational Therapist has recommended we install a ground floor bedroom facility in your property.

A Caseworker will visit you to complete an application for a Disabled Facilities Grant which will fund the cost of the adaptation.

If you receive certain qualifying benefits a grant will fund the work. If you do not receive these benefits you will need to complete a means test which is based on the money you (and your partner) receive each week as well as any savings or investments. We will let you know if you need to make a contribution and you will be asked whether you want to proceed.

Most people are happy for the Local Authority to manage the whole process for them. However, you may prefer to appoint a Private Agent to do this instead. Your Caseworker can give you more information. Please be aware that additional charges may apply if you choose to appoint a Private Agent.

Once we have received a price for the work from the contractor we will make arrangements for the grant to be approved. When the grant is approved the contractor will call you to arrange a start date and let you know how long it is likely to take to complete the work. We will call you to inspect the work after it is finished.

If any problems occur during the first year following completion of the work the contractor will carry out the repair.

There are conditions to your grant:

1. The disabled person must intend to live in the property for 5 years.
2. If your home is disposed of by sale, assignment, transfer or otherwise within 10 years of completion of the adaptation, the Council will ask you to pay back anything over the first £5,000 of the grant (to a maximum of £10,000). The repayment condition can be waived in certain specific circumstances and the Council must take into account:
 - the financial hardship it would cause;
 - whether the disposal is due to an employment related relocation;
 - whether the disposal is connected with the physical or mental health or well-being of the grant recipient or of a disabled occupant of the premises: and
 - whether the disposal will enable the recipient of the grant to provide care to a disabled person.

What we will do:

- Provide a single or double bedroom (as recommended by the Occupational Therapist)
- Provide adequate space for a wheelchair turning circle
- Provide 900mm clear opening doorways for wheelchair access
- Install a white UPVC double glazed window with an opening light
- Provide adequate space for a double wardrobe
- Install thermoplastic floor tiles in the bedroom
- Decorate all skirting and doors including frames
- Provide 3 double wall sockets

What we won't do:

- We won't decorate walls or ceilings.

For more information about this adaptation, please contact the Housing Hub on 0121 368 1166

