
Adaptations

Hanover is committed to enabling residents to continue to live independently in their own homes and to enjoy a good quality of life through the provision of adaptations wherever it is reasonable and possible to do so and within budgetary constraints. This helpsheet describes how we do that.

1. Minor Adaptations

Minor Adaptations are dealt with by your estate manager.

Hanover funds minor adaptation projects for eligible residents (rented only) up to a maximum of £1000. Examples include the installation of grab rails, and lever taps etc – the provision of equipment should be within three months subject to budget constraints, but normally without any waiting time. We will expect to see an Occupational Therapist recommendation for work costing more than £500 or if their advice would be of benefit, for less costly work.

2. Major Adaptations

Major adaptations typically include;

- Wet room/level access showers
- Ramps
- Stair lifts (if you require a stair lift inside your property, then you will be liable for the ongoing maintenance, including repairs, servicing and any insurance)
- Kitchen alterations
- Areas of level access
- Specialist equipment

These adaptations can be funded in a number of ways – private funds, via a Disabled Facilities Grant (DFG) or 40% contribution from Hanover

Disabled Facilities Grants (DFG)

Disabled Facilities Grants (DFG) are administered by local councils and can provide funding to help towards the cost of adapting homes to enable residents to continue to live independently. A grant is usually paid when the council considers that changes are necessary to meet a resident's needs, and that the work is reasonable and practical. This is achieved through an Occupational Therapist's assessment

Hanover will support a resident's application for Disabled Facilities Grant and has an Adaptations team which can assist with this process. The amount paid for a "tenant's application" is based on a financial assessment of the resident's weekly income in relation to their outgoings.

Disabled Facilities Grant applicants receiving Council Tax Benefit, Housing Benefit and Tax Credits for those on low incomes, are not required to provide any further financial information in addition to these benefits. Financial checks will take into account savings above a certain limit. Depending on the outcome of this assessment, the offer of financial assistance can vary from nothing to 100% of the cost of the adaptation.

When applying for a Disabled Facilities Grant to fund an adaptation the applicant will be asked to sign a certificate stating that the disabled person intends to occupy the dwelling as their main residence throughout the grant condition period. The grant condition period is currently five years or as short a period as the disabled person's health and other relevant circumstances permit. (Please note: this intention must be in place at the time of the application - once the grant is approved and paid this requirement ceases as circumstances can and do change. It is not the likelihood of occupying the dwelling for five years but the intention to occupy, which is relevant to the criteria.)

Funding from Hanover

Due to funding limitations Hanover receives requests from local authorities for financial contributions towards resident's DFG. Hanover has developed a protocol to assist local authorities to meet their statutory requirements. The protocol adopted is:

- Hanover will provide up to 40% of funding where the local authority is not in a position to meet any more than 60% of funding for major adaptations costing between £1,000 and £10,000.
- Local Authorities should provide full DFG funding for adaptations over £10,000. However please be aware that some Local Authorities will not fund these.

Whilst DFGs are the normal route, Hanover may also co-fund up to 40% of the cost of the adaptation with the resident if:

- residents are unsuccessful in obtaining a Disabled Facilities Grant or funding from other sources
- residents choose not to apply for a DFG for whatever reason

We do require an Occupational Therapist (OT) assessment confirming the need for the adaptation. The assessment should be done by an OT from Social Services. You will be required to obtain at least 2 quotes for the work and the quotes should be based on the Occupational Therapist recommendation. We will normally use the lowest quote to work out our contribution.

Work should not start until you have received notification to proceed from Hanover. Payment of Hanover's 40% contribution would be on completion of the works. Works would be expected to be completed within 3 months.

Further details are available from the Adaptations team who can be contacted at adaptations@hanover.org.uk or by telephone on 01480 226561.

Further information on Disabled Facilities Grants is available:

Government website at www.direct.gov.uk