

AGENDA MANAGEMENT SHEET

Name of Committee Cabinet
Date of Committee 6 April 2006
Report Title Request for Financial Assistance for Home Adaptation for a Disabled Person

Summary
 This report deals with a proposed loan for a house extension for a person with disabilities to facilitate access to basic facilities within the home.
 The report also seeks delegated authority to enable the Strategic Director of Adult, Health and Community Services to make such payments in future without reference to the Cabinet. These would then be included in the periodic review of the Capital Programme reported to Cabinet.

For further information please contact:
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Would the recommended decision be contrary to the Budget and Policy Framework? [please identify relevant plan/budget provision]
 No

Background papers None

CONSULTATION ALREADY UNDERTAKEN:- Details to be specified

- Other Committees
- Local Member(s)
- Other Elected Members
- Cabinet Member Cllr Colin Hayfield, Adult & Community Services – no comments received
- Chief Executive
- Legal Jane Pollard, Legal Services – comments

included

Finance

Other Chief Officers

District Councils

Health Authority

Police

Other Bodies/Individuals

FINAL DECISION Yes

SUGGESTED NEXT STEPS:

Details to be specified

Further consideration by
this Committee

To Council

To Cabinet

To an O & S Committee

To an Area Committee

Further Consultation

Cabinet - 6 April 2006

**Request for Financial Assistance for Home Adaptation for
a Disabled Person**

**Report of the Strategic Director of Adult, Health and
Community Services**

Recommendation

That the Cabinet approves an increase to the capital programme by up to £7,000, financed from revenue, to provide an interest free loan to Mrs X for the purpose of financing the extension to her house, subject to terms and conditions approved by the Strategic Director of Performance and Development.

That the Strategic Director of Adult, Health and Community Services be authorised to make grants or loans for house adaptations for people with disabilities in accordance with the agreed policy, on terms and conditions approved by the Strategic Director of Performance and Development. Any payments made to be included in the periodic review of the Capital Programme reported to Cabinet.

1. Introduction

It is the policy of the County Council to apply specific criteria for the provision of financial assistance towards adaptations to property occupied by people with disabilities.

The applicant for assistance is Mrs X who lives in Warwickshire and is the carer of Miss Y who is a disabled service user who resides with her.

2. Current Policy

- 2.1 The current policy for the provision of grants or loans for house adaptations for people with disabilities was agreed at the 17 June 1992 Social Services Committee. The policy assumes that applicants will receive a Borough or District Council disabled facility grant with small top ups up to a maximum of £500 from the Social Services revenue budget and loans for larger sums being secured by way of a legal charge on the property.
- 2.2 Although many small grants have been made from the revenue budget, only two loans have been made, the last for £15,000 by Cabinet on the 11 March, 2004, with the loan secured by way of legal charge on the same terms as

those applicable for house extensions for Adoptive Parents and Foster Carers. A request has now been received which requires consideration.

3. Mrs X's Circumstances

- 3.1 Mrs X is the carer for Miss Y who resides with her in a property, which now requires a ground floor adaptation to cater for her needs. Miss Y is aged 39 with a learning difficulty, suffers from autism and is predominantly wheel chair dependant. She is effectively confined to the ground floor of Mrs X's semi detached house when at home and is no longer able to use the stairs, nor can she use her wheelchair upstairs. However she accesses day services throughout the week.
- 3.2 It is not feasible to install a through floor stair lift and the occupational therapist has recommended a ground floor extension to provide a wheelchair accessible bedroom with level access shower and toilet facilities. The District Council has given planning permission for the work
- 3.3 Mrs X is currently in receipt of benefit, as is Miss Y and neither of them are in a position to contribute towards the cost of the proposed work as to do so would result in hardship for them. The maximum Disabled Facilities Grant of £25,000 has been awarded by a Warwickshire Borough leaving a balance of £7,000 towards the expected total cost of £32,000. Building work has been costed at £30,000 with a contingency of £2,000 to allow for property valuation fees and legal fees of both the County Council and Mrs X.

4. Proposal

- 4.1 The increase in the value of the property which will result from the works being carried out needs to be assessed and represented as a percentage of the enhanced value. I am currently seeking Mrs X's permission for her house to be valued to determine the percentage, which would then be applied to the legal charge, to be secured on her property. At the time of a future disposal of the property the County Council would then receive an agreed percentage of the sale proceeds, such percentage representing the enhanced value of the property arising from the adaptation.
- 4.2 It is necessary to make a provision in the capital programme for this work, which will be financed by way of revenue contribution. The provision of £7,000 includes provision for estimated valuation fees and the legal fees of both the County Council and Mrs X.
- 4.3 It is proposed the Cabinet give delegated authority to enable the Strategic Director of Adult, Health and Community Services to make grants or loans for house adaptations for people, in accordance with the agreed policy, on terms and conditions approved by the Strategic Director of Performance and Development. These would then be included in the periodic review of the Capital Programme reported to Cabinet.

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Strategic Director of Adult, Health
and Community Services
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21.3.06