

Cannock Chase District Council

Housing Assistance Policy

March 2017

This policy describes discretionary assistance available to residents across the Cannock Chase District to enable them to occupy a safer or healthier home, to reduce time spent in hospital/care and to promote independence. It has been developed as a result of changes to the funding mechanism for Disabled Facilities Grants (Better Care Fund) and in response to enhanced budgets. It will require review as budget information emerges. It will take immediate effect once approved.

All requests for assistance are subject to the discretion of the authorised officer and budget availability.

All assistance will be subject to the mandatory means test in force at that time and will require an application in accordance with the applicable disabled facilities grant legislation.

All quotes for assistance will be assessed for value for money. Quotes which are considered excessive will be rejected or approved at the value considered reasonable

All assistance will include a requirement that the monetary value of the assistance is repaid upon transfer of ownership and will be registered as a charge on the property. This requirement will be limited to 10 years from final payment at which point any charge will be removed.

Maintenance and Servicing

The grant available will not extend to the provision of maintenance and servicing contracts for any equipment installed at a property. The applicant will be responsible for ensuring that all such equipment provided is properly serviced in accordance with the manufacturer's instructions and at the recommended intervals.

All applications are subject to property owner's written agreement.

Types of assistance available

1. Discretion to make individual decisions on any case that falls outside of policy.
2. Unforeseen works to complete a scheme that take an approval above the mandatory grant limit.
3. Discretionary top up to a limit of £45,000 for mandatory works on a mandatory DFG.
4. Discretion to offer grant for non mandatory works upon referral of the welfare authority.
5. Relocation grants to include reasonable sale fees, legal costs, removal costs etc. (not capital or stamp duty) plus a DFG on the basis that the overall package provides a better solution than adapting current home. The new home must be within Cannock Chase Council area.
6. Works that reduce safety or health risks to persons with a confirmed & associated medical condition and where there is no owner/landlord responsibility.

Review Arrangements

The Council will monitor the effectiveness of the Policy in promoting the independence of residents and will conduct reviews as and when appropriate, and at least every 3 years.

The Council will consider changes in the Policy in the light of new legislation and developments affecting the local area and will consult with stakeholders at the time it is considering such changes. Any revision of the Policy will be published as soon as possible thereafter.