

Foundations – Suggested DFG Policy Improvements

Recommendation	SBC Current Practice	What would we need to do:	Pro's	Con's	Effect on Customer	Effect on Service
<p>1. Working well with Private Registered Providers (RP) and housing associations (HA). Have a database of adapted properties in LA area.</p>	<ul style="list-style-type: none"> - RP tenants refer themselves through First Contact for an Occupational Therapist assessment. - Once Assessed referral comes to DFG Team - DFG Team carry out Means Test - DFG assess whether adaptation can be provided and produce plans and Schedules of Works - Permission from Landlord is sought once adaptation plans are agreed - Asbestos removal if required is carried out by some RP's themselves - All other works are carried out by SBC Contractors, work in progress visits are carried out by the DFG Team, some RP's also attend these. - DFG Team sign off works and advise RP's that adaptation is complete. 	<ul style="list-style-type: none"> - SBC would have to meet with all RP's operating within our area to promote the use of landlord applications. - SBC would have to meet with all RP's operating within our area to promote the use of landlord applications. - Try to encourage them to manage the delivery of adaptations in their own stock. - Start collating a database of all properties that are adapted in the Borough. 	<ul style="list-style-type: none"> - Landlords would be able to access the DFG funding and carry out works on behalf of their tenants with their own contractors. - Would reduce the DFG waiting list if RP's dealt with their own adaptations - Having a database of adapted properties would hopefully reduce the number of adaptations that 'get ripped out' upon change of tenancy. - Better partnership working 	<ul style="list-style-type: none"> - There is no legal obligation for RP's to submit landlord applications - No legal obligation on RPs to provide information on their adapted properties 	<ul style="list-style-type: none"> - They would have one point of contact i.e. their landlord, thus creating a streamline customer journey for them. - Landlord applications bypass the means test which means all who applied would qualify 	<ul style="list-style-type: none"> - This would not reduce the overall impact on the DFG budget - It would reduce the number of in-depth cases Technical staff would have to deal with (producing drawings and schedule of works etc) they would check to ensure works were carried out in line with plans etc - It would reduce the DFG waiting list because RP/HA tenants would not be sat waiting for SBC to deal with them - RP's/HA's could charge a fee for dealing with their own
<p>2. Highly debilitating conditions</p>	<ul style="list-style-type: none"> - Nothing specific currently in SBC DFG Policy with regards to this. - Any applicants with these conditions would go through the above process detail above, they would be means tested, which would take into account all there income, which if working would generally mean they would not qualify for a DFG 	<ul style="list-style-type: none"> - Carry out research on how many cases we have had dealt with in the past to see what impact this may have - Report to Cabinet to agree to a Policy change to incorporate a fast-track process with no means testing for DFG works up to £5,000 or for larger scale works ignore the earnings of the person with MND in the means test when works are assessed as being necessary and appropriate. 	<ul style="list-style-type: none"> - Residents with these conditions would be able to carry on working longer - Residents would receive adaptations earlier which would enable them to live longer and have a better quality of life 	<ul style="list-style-type: none"> - Would have to assess the impact this may have on the waiting list 	<ul style="list-style-type: none"> - They would be able to continue to work as long as possible preventing them having to rely on benefits before they qualify for a DFG 	<ul style="list-style-type: none"> - Would have to monitor how many cases we receive to know the exact impact on the Service/DFG Budget
<p>3. Working with private landlords</p>	<ul style="list-style-type: none"> - Landlords are able to apply under our current policy 	<ul style="list-style-type: none"> - Update Information including website to promote 	<ul style="list-style-type: none"> - Tenant would not be means tested 	<ul style="list-style-type: none"> - Landlords may be reluctant to apply 	<ul style="list-style-type: none"> - Landlord applications bypass the means test which means all who applied would qualify 	<ul style="list-style-type: none"> - Nil - we already allow Landlord Application
<p>4. Dementia Grants</p>	<ul style="list-style-type: none"> - Not currently offered via DFG 	<ul style="list-style-type: none"> - Often less than £1,000 – something for HIA to consider 	<ul style="list-style-type: none"> - Early intervention 	<ul style="list-style-type: none"> - Impact on budget 	<ul style="list-style-type: none"> - Early Interventions could help a resident live longer in their own home and prevent slips and falls 	<ul style="list-style-type: none"> - Not currently offered and HIA budget is under pressure just like DFG
<p>5. Local land charges for DFGs</p>	<ul style="list-style-type: none"> - Land Charges placed on all DFG's over £10,000 	<ul style="list-style-type: none"> - Authorities are encouraged not to place local land charges where the application is being made for a child in a long-term foster placement. 	<ul style="list-style-type: none"> - Would may only affect a few residents 	<ul style="list-style-type: none"> - No money recycled back into DFG budget 	<ul style="list-style-type: none"> - Would not be able to sell their property without paying back charge. - Depending on type of adaptation this could 	<ul style="list-style-type: none"> - Minimal effect on service

					increase the value of their home	
6. Public information and self-assessment	<ul style="list-style-type: none"> - DFG is accessed through Adults Service page on SBC website - DFG Policy not on website 	<ul style="list-style-type: none"> - Put policy on website - Have a link on SBC website to adaptmyhome.com so people can check if they maybe eligible before applying to First Contact 	<ul style="list-style-type: none"> - Information fully available to all residents - Residents can check if they qualify before applying to prevent disappointment and waiting for a decision 12 months down the line 	<ul style="list-style-type: none"> - May generate more interest in DFG's and increase waiting list more 	<ul style="list-style-type: none"> - Fully informed of SBC Policy - Able to check if they qualify before applying 	<ul style="list-style-type: none"> - Minimal - Would maybe reduce waiting list if clients self-assess
7. Flat pack extensions	<ul style="list-style-type: none"> - Not currently used 	<ul style="list-style-type: none"> - Explore these in more detail to see if they would be viable 	<ul style="list-style-type: none"> - Would save money - Would quicken up Extension process - Residents would receive adaptations quicker 	<ul style="list-style-type: none"> - Not known whether these would be available locally 	<ul style="list-style-type: none"> - Residents would receive adaptations quicker - Potentially if cost less than traditional extension then they would not have to contribute at all or as much 	<ul style="list-style-type: none"> - Would need to explore in more detail and check with Planning and Building Regs - Could help spread budget further - Could reduce waiting list if quicker to install
8. Assistive technology	<ul style="list-style-type: none"> - Not Currently included in DFG Policy 	<ul style="list-style-type: none"> - Report to Cabinet to change policy 	<ul style="list-style-type: none"> - The world moves on at a pace with technology so residents could get most up to date equipment to help them live longer in their own homes 	<ul style="list-style-type: none"> - Some older residents not up to speed with Technology 	<ul style="list-style-type: none"> - More available to help them remain in their homes for longer 	<ul style="list-style-type: none"> - Cost of Equipment unknown so cannot comment on whether this would affect the budget
9. Children living in joint residency arrangements (previously 'custody')	<ul style="list-style-type: none"> - Not currently included in DFG, only provide to main home i.e. the parent who gets Child Benefit 	<ul style="list-style-type: none"> - Report to cabinet to change policy 	<ul style="list-style-type: none"> - Child can live with each parent equally. - Child would have equally adapted homes 	<ul style="list-style-type: none"> - This could impact on the budget available 	<ul style="list-style-type: none"> - Parents can co-parent more easily when separated - Child would be able to live equally with both parents 	<ul style="list-style-type: none"> - This could effect the overall DFG budget
10. Successive applications and nil grants	<ul style="list-style-type: none"> - Currently already in SBC Policy 	<ul style="list-style-type: none"> - N/A 	<ul style="list-style-type: none"> - N/A 	<ul style="list-style-type: none"> - N/A 	<ul style="list-style-type: none"> - N/A 	<ul style="list-style-type: none"> - N/A

AGE UK Report

What Age UK would like to see:

Part M4, Category 2 of the building regulations made mandatory for all new build