

AFTER YOUR GRANT WORK IS COMPLETED

The Disabled Facilities Grant pays for work to adapt your property, but not to maintain the adaptation afterwards. Care is taken to ensure that adaptations are carried out to a good standard. However, problems may occur after the work is complete and you need to be prepared for them.

Stair lifts

Stair lifts can break down especially as they get older. A contract can be taken out with the installer for servicing and maintenance. This is often cheaper if it is bought at the same time as the stair lift. We would recommend doing this so that you can have prompt attention when you need it and no unexpected costs. Occasionally a social landlord will arrange for a stair lift to be installed and may take responsibility for its ongoing maintenance and servicing.

Through floor lifts and step lifts

The council will pay for a warranty to cover the lift for 5 years from the date it is put in. To qualify for this you will need to have the warranty cost included when the application for a Disabled Facilities Grant is made. After this time repair and maintenance is not covered. Maintenance contracts are available through installers and we would recommend taking out a contract.

Specialist Toilet such as a Closomat

It can be difficult to arrange repairs to these without a contract so again we would recommend taking out a maintenance contract.

Showers

Shower heads need to be regularly de-scaled. This simply means taking off the head and soaking it in vinegar to loosen the scale before washing it off. Electric showers can occasionally break down and an electrician will be needed to undertake any repair. However, if you are in rented property it is worth checking if your landlord will take responsibility for the shower.

Building work

If the home where the work has been completed is privately owned then the maintenance for the adaption generally rests with the owner of the property. However, if you live in a tenanted property you will need to check with your landlord about responsibility as some landlords will only allow the work to be undertaken on condition that maintenance does not then become their

responsibility. In some cases landlords will agree to taking on repair and maintenance responsibilities.

If defects due to workmanship are found, then the builder should put it right. If the work was undertaken with the help of the Home Improvement Agency then they will be able to help you get the problems fixed, taking the matter up on your behalf with the builder.

If you are an owner occupier you will need to ensure that your property insurance is updated to take account of the new work especially if there has been an increase in the size of your home.

On completion of work you may receive paperwork from your agent if they have had to apply for Building Regulations and Planning Permission. You may also receive documentation if you have had any electrical or gas work carried out. It is important that you keep this documentation as you may need it in future.

If the cost of the work was over £6,000 and you are an owner occupier you may have a Land Charge placed on your property for 10 years. This is to allow some of the funding to be available to other people in the event of your property being sold within this period. However, before reclaiming the money we need to consider if this would place you in financial hardship or if the move was necessary for health, care or employment reasons.

If you no longer need a lift or piece of equipment that could benefit another person then please contact the council or the Home Improvement Agency and offer it back. In certain circumstances we may wish to re-use the item.