

# Disabled Adaptations Service



## **Promoting Independence – Supporting People**

Care and Repair (Leeds) is the Home Improvement Agency for Leeds, helping older people and disabled people to live independently in their own homes.

Established in 1986, we cover the whole of the Leeds City Council area. We are an independent voluntary organisation with charitable status, and provide a wide range of services to promote independent living.

## **Do you need independent help to adapt your home?**

Care & Repair Leeds has been undertaking disabled adaptations in conjunction with Leeds City Council since 1995.

We can provide professional advice to help you to adapt your home so that it meets your individual needs. In addition to the basic 'eligible scheme', we are also able to offer clients their 'preferred scheme' which allows our clients more choice and flexibility.

## **What is a Disabled Facility Grant (DFG)?**

This is a Government mandatory grant of up to £30,000 which can be used to fund the cost of disabled adaptation works including reasonable fees. The DFG is means tested for adults but not where the adaptation is for a child.

Care & Repair provide the following range of services for people with disabilities who wish to apply for a Disabled Facilities Grant:

- Assist in the design of the 'eligible scheme' which will be assessed by the Leeds City Council Adaptations Agency.
- Aid the client in the design of a 'preferred scheme' instead of the Council's Adaptations Agency basic 'eligible scheme'. A preferred scheme means that you have more of a say in the design of the adaptation. You can offset the agreed value of the eligible scheme against the cost of the preferred scheme.
- As an independent agency, Care & Repair are able to provide impartial advice and to offer a 'second opinion' in cases where a client is not satisfied with the 'eligible scheme' they have already been offered by the Council's Adaptations Agency.

## **A professional service, delivered by professional staff**

Our staff includes a qualified architect, who will carry out an initial survey of your property, along with fully qualified technical officers who can provide support and advice throughout the process. We also have staff who speak Urdu, Punjabi and Bengali.

## **Our Disabled Adaptations Service includes:**

- 1. Initial consultation with client regarding their requirements.**
- 2. Obtaining independent Occupational Therapist (O.T.) reports (if required).**
- 3. Survey visit**
- 4. Production of drawings for approval by client, O.T. and Adaptations Agency**
- 5. Obtaining the necessary planning and building regulation approvals.**
- 6. Providing schedules of work, tenders and obtaining estimates from approved contractors.**
- 7. Making grant applications for Disabled Facilities Grants.**
- 8. Arranging for the work to be carried out and supervising the work on site (on a weekly basis) through to signing off on completion.**
- 9. Liaising with the client throughout the whole process.**
- 10. Follow up visit at end of six month defects period.**

## **Do Care & Repair charge a fee for their services?**

Where DFG building costs together with 'reasonable fees' do not exceed £30,000 then any fees chargeable by Care & Repair will be totally covered by the grant, meaning that the client has nothing extra to pay.

For larger adaptations exceeding £30,000 the client will be required to

pay a fee of £1,500 + 10% of the amount by which the total building costs exceed £30,000.

Any fees due to Care & Repair will be clearly stated in advance so that the client is fully aware of their financial obligations.

### **(Option 1) Full design, admin. and project management service**

This includes the full range of services listed across.

### **(Option 2) Design and admin service**

This includes services listed in points 1-7 above and does not include project management.

For larger adaptations exceeding £30,000 the client will be required to pay a fee of £1,500

### **(Option 3) Design service only**

This includes the services listed in points 1-5 above and does not include tendering, grant application or project management.

For major DFG adaptations (including client preferred schemes) the fee is between £600.00 and £1,000.00 dependent on the work involved.

The client should be aware that, for larger adaptations which require planning and/or building regulation approval, there will always be a charge of between £600 and £1000 to cover the Architect's fees, regardless of who undertakes the work.

In the case of the Leeds City Council Adaptations Agency, this fee will be added to the building costs by the contractor.

## How do you get the process started?

Before you do anything else, you will need to contact Social Services to arrange for an Occupational Therapist to undertake a needs assessment.

**If the assessment is required for a child, please phone:**

**Children and Young People's Social Care on (0113) 2224403**

**If the assessment is required for an adult, please phone:**

**Adult Social Care on (0113) 2224401**

## How long will it take before the assessment is done?

Social Services will be able to advise you if there is a waiting list and how long it will be before your assessment takes place.

## Are there any other Care & Repair services that you might be entitled to?

In addition to the Disabled Adaptations Service described above we run a wide range of other services, including:

- Advice & Support Service
- Health Through Warmth
- Handyperson
- Home Delivery Service
- Home Maintenance
- Home Security
- Housing Choices
- Keeping House
- Hospital Discharge Service
- Prevention of Falls
- We can also provide advice and help to apply for funding from charitable trusts for adaptations if required.

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## For further information, please contact:

Care and Repair Leeds

323 Roundhay Road, Leeds LS8 4HT

**Tel:** 0113 2009159 **Fax:** 0113 2493349

**email:** [angela.hart@care-repair-leeds.org.uk](mailto:angela.hart@care-repair-leeds.org.uk)

**website:** [www.care-repair-leeds.org.uk](http://www.care-repair-leeds.org.uk)

Alternatively you could contact Leeds City Council Adaptations Agency,  
General enquiries: **Tel:** 0113 3957146