

CABINET
8 JULY 2025

DISABLED FACILITIES GRANT 2025-26

Responsible Cabinet Member -
Councillor Anne Marie Curry, Adults Portfolio

Responsible Director -
James Stroyan, Executive Director of People

SUMMARY REPORT

Purpose of the Report

1. The purpose of this report is to advise Members of the capital resources available for Disabled Facilities Grants (DFGs) during 2025/26 and to seek Members' approval for the release of these resources to be utilised in accordance with Darlington Borough Council Disabled Facilities Grant and Regulatory Reform Order Policy 2022-2025.

Summary

2. DFGs assist people to live independently by helping to fund suitable adaptations to their properties. They are means tested and are available to owner-occupiers, tenants of private rented properties and Housing Association tenants.
3. DFGs are governed by housing legislation and have set conditions for payment, within these regulations. The Council has a shared service agreement in place with Durham County Council to provide a Home Improvement Agency service to provide guidance and practical assistance to people who are older, disabled or on low incomes to claim a DFG to repair, improve or adapt their homes. They also provide support to people until the work is completed and the contractor has been paid.

Recommendations

4. It is recommended that:-
 - (a) It is noted that the sum of £1,319,439 has been allocated to the Council to use for Disabled Facilities Grant adaptations in 2025-2026, plus a previous additional in year allocation of £159,595 in 2024-25.
 - (b) The capital funding for 2025-26 and the additional capital funding for 2024-25 is released to enable it to be allocated in accordance with Darlington Borough Council

Disabled Facilities Grant and Regulatory Reform Order Policy 2022-2025.

Reasons

5. The recommendations are supported by the following reason: to enable the adaptations for those individuals who are eligible to receive a DFG for 2025-26 to proceed.

**James Stroyan,
Executive Director of People**

Background Papers

- (i) Darlington Borough Council Disabled Facilities Grant and Regulatory Reform Order Policy 2022-2025.
- (ii) Home Adaptations for Disabled People - A detailed guide to related legislation, guidance and good practice- Home Adaptations Consortium.

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Council Plan	<p>The provision of DFGs contribute to supporting the most vulnerable in the borough. In particular:</p> <p>(a) Providing care and support when needed</p> <p>(b) Working with people to build on their strengths to maximize their potential.</p>
Addressing inequalities	The adaptations provided via Disabled Facilities Grants will improve the accessibility of owner occupied, privately rented and social housing.
Tackling Climate Change	The installation of more efficient equipment via DFG will reduce energy usage and provide higher levels of thermal comfort for dwellings benefitting from these measures thus reducing carbon emissions.
Efficient and effective use of resources	Adaptations enable people to remain independent in their homes for longer and therefore reduce the need for larger packages of support or admission to residential care.
Health and Wellbeing	Adaptations funded by Disabled Facilities Grants will improve the health and well-being of residents of Darlington.
S17 Crime and Disorder	This report has no implications for Crime and Disorder.
Wards Affected	All wards within the Borough of Darlington are affected equally.
Groups Affected	Disabled Facilities Grant applicants living in owner occupied, privately rented and social housing.
Budget and Policy Framework	This report does not recommend any changes to the budget and policy framework.
Key Decision	This is not a key decision. The Grant is received from NHS England for the sole purpose of providing adaptations for individuals.
Urgent Decision	For the purpose of the 'call-in' procedure this is not an urgent matter.
Impact on Looked After Children and Care Leavers	Looked After Children or Care Leavers may also be eligible for a DFG.

MAIN REPORT

Information and Analysis

6. The purpose of DFGs is to fund adaptations to owner-occupiers, tenants of private rented properties and Housing Association tenants to enable people with a disability to remain in their own home and live independently across the Borough. Adaptations can include ramps, stair lifts and suitable heating systems. The DFG, which has run for more than 30 years, became part of the Better Care Fund (BCF) in April 2015.
7. DFGs are national mandatory grants and are available to adults and children with a disability. The maximum grant payable is £30,000 per application and is subject to a statutory means test to determine if the individual is able to contribute to the cost of the works. Following the approval of the Disabled Facilities Grant and Regulatory Reform Order Policy 2022-2025, means tests are only undertaken for ground floor extensions and garage conversions and continue not to apply to grant applications for disabled children.
8. Under the Councils' Disabled Facilities Grant and Regulatory Reform Order Policy 2022-2025 a further grant can also be awarded where significant alterations or extensions are required.
9. Durham County Council Home Improvement Agency is commissioned by Darlington Borough Council to provide support to individuals applying for a DFG. This service includes the completion of the grant application, the seeking of quotes for the necessary works, selection of a suitable contractor, oversight of the works up to completion and payment of the grant. The agency will also support individuals to source charitable funding where the client is required to make a contribution to the costs of the works but is unable to do so.

Financial Implications

10. For 2025-2026 the allocation made to Darlington Borough Council via the Better Care Fund is £1,319,439.
11. An additional in year allocation of £159,595 was also made on 13 February 2025.
12. Members are required to formally release the monies available to the Council for DFG for 2025-26 and the additional in year allocation in 2024-25 as it is a capital resource.

Carbon Impact and Climate Change

13. The installation of more efficient equipment via DFG will reduce energy usage and provide higher levels of thermal comfort for dwellings benefitting from these measures thus reducing carbon emissions.

Equalities considerations

14. An Equality Impact Screening Assessment (**Appendix 1**) was carried out in relation to the introduction of the DFG and RRO Policy which was approved by members in 2023.

15. The outcome of this screening was that the introduction of the RRO Policy will not have any adverse effects on people with the protected characteristics and officers did not identify any potential disadvantage to these groups. The policies provide additional support to eligible individuals in the form of grants/reduced contributions and as such have a positive impact for all recipients.
16. Since the Disabled Facilities Grant and Regulatory Reform Order Policy 2022-2025 was implemented, the amount of DFG carry forward in 2024-25 has reduced to £610,667.87. This is due to the revised policy being successful in broadening access to DFGs, as intended.
17. Due to the increased level of demand and expenditure, a risk prioritisation tool was introduced to ensure those in most urgent need of the grant due to risk are prioritised within the application process and timescales. This is monitored through bi-monthly meetings. An EIA was completed in respect of this (**Appendix 2**) with no adverse impacts identified, as individuals waiting for grant applications will be provided with appropriate advice or support. All individuals have regular communication from Adult Services to update on their position.
18. As the funds which are requested to be released will be used in accordance with the Disabled Facilities Grant and Regulatory Reform Order Policy 2022-2025 and risk prioritisation tool, no further EIA is required.

Consultation

19. Consultation took place in October and November 2022 as part of the development of the Disabled Facilities Grant and Regulatory Reform Order Policy 2022-2025. The release of the capital funding will enable DFG to continue to be made in accordance with the approved policy.