



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

28 April 2026

Karen Bradford

Disabled Facility Grant Award for Case Ref; 220110, 230066 & 250026 – Top Up

South Kesteven District Council provide Disabled Facility Grants in line with legislative requirements specified in the Housing Grants, Construction and Regeneration Act 1996 and The Regulatory Reform (Housing Assistance) (England & Wales) Order 2002.

Contact

Tom Amblin-Lightowler – Environmental Health Manager – Environmental Protection & Private Sector Housing

✉ Tom.Amblin-Lightowler@southkesteven.gov.uk

Decision made by:	Karen Bradford
Decision:	To approve the disabled facility, grant funding
Public or Exempt:	Public for Report and Appendix 2. Appendix 1 is exempt.
Reasons for exemption:	Appendix 1 is exempt under Section 100A of the Local Government Act 1972, under Schedule 12A, Part 1, Paragraphs 1 and 2, as the public interest in maintaining an exemption outweighs the public interest in disclosing the information (information which is likely to reveal the identity of an individual and information related to individuals)
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Part 3(c) of the Constitution, section 25 (e) to determine applications for mandatory disabled facilities grants and

other grants provided under the Housing Grants, Construction and Regeneration Act 1996 in accordance with Council policies. Discretionary funding can be granted in certain circumstances as outlined by Appendix 2.

Part 4 (11) of the constitution- Procurement Contract Rules, section 2.15.2 states that for contracts with a total value between £50,000 and £99,999 then approval will be given by Heads of Service and that this must be recorded via an Officer Delegated Decision (ODD).

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

- 1.1 The financial implications are set out in the report with costs being fully grant funded.

Completed by: David Scott – Assistant Director of Finance and Deputy S151 Officer

Legal and Governance

- 1.2 The Head of Service for Public Protection has the delegated authority to sign off mandatory disabled facility grants within certain financial parameters. Appendix 2 (Discretionary Housing Financial Assistance Policy) to this decision sets out how discretionary grants are decided on and awarded.

Completed by: James Welbourn | Democratic Services Manager

2. The Purpose of the Report

- 2.1 To seek approval for a disabled facility grant to the value of £85,367.17 for two applicants living at the same property. The grant is to cover the construction of a single storey extension containing two bedrooms and a shower room. The grant is made up of two elements:
- Mandatory grant of £30,000 under the Housing Grants, Construction and Regeneration Act 1996 for applicant One
 - Mandatory grant of £30,000 under the Housing Grants, Construction and Regeneration Act 1996 for applicant Two.

- Discretionary grant of £25,367.17 provided under The Regulatory Reform (Housing Assistance) (England & Wales) Order 2002 and in conjunction with the Council's discretionary policy contained in Appendix 2.

3. Available Options Considered

- 3.1 Option 1 – approve the funding to allow for the works to proceed to enable the disabled occupants to remain living at home and facilitate their care.
- 3.2 Option 2 – no funding.

4. Preferred Option

- 4.1 The preferred option is option 1, the mandatory grant element is specified in law and the application meets the criteria therefore the Council is obliged to provide this grant up to the maximum amount set in the legislation, which is £30,000 per applicant. The discretionary element has been determined in accordance with the Discretionary Policy and has been reviewed by a Discretionary Funding Panel. It was determined by the Panel that the grant be awarded.

5. Reasons for the Decision(s)

- 5.1 South Kesteven District Council provide disabled facility grant as per the legislative requirements. The funding of such grants comes from the government funding known as the Better Care Fund. South Kesteven District Council receive an allocation of funding on an annual basis, and it is from this funding that the grant will be paid.
- 5.2 An application has been received with the relevant referral from an Occupational Therapist at Lincolnshire County Council, which determines the works required to meet the need of the applicants. South Kesteven District Council have reviewed the application and have determined that the works specified relating to bathing facilities and access and use of bedrooms meet the works specified under Section 23 of the Housing Grants, Construction and Regeneration Act 1996. Full case details are found in Exempt Appendix 1.
- 5.3 The applicants and requested works meet the requirements under which a mandatory grant must be offered. South Kesteven District Council have proceeded with a survey to assess how the works may be carried out; the preference is to adapt the property within the existing footprint, however in this case this is not possible.
- 5.4 On completion of the survey the option going forward is a single storey extension to the rear of the property containing two bedrooms and shower room. The costs of the extension have been concluded to be £85,367.17. As this exceeds the

£30,000 maximum grant specified per applicant, the remaining funding has been considered under the discretionary grant route.

5.5 Discretionary funding can be provided by Local Authorities under The Regulatory Reform (Housing Assistance) (England & Wales) Order 2002 providing they have a policy specifying how this would be applied. South Kesteven District Council adopted a Lincolnshire wide policy (Appendix 2) developed by all 7 districts. South Kesteven District Council have determined that the additional funding can be provided via this route.

5.6 As the discretionary element is more than £15,000 the application was submitted to a Discretionary Funding Panel on 14 March 2025. The Panel consisted of the following:

- Senior Housing Grants Officer – presenting the application
- Environmental Health Manager – providing overview of the policy and legislative position
- Public Protection Head of Service – panel member to make determination as to whether to approve the grant funding.
- Community Engagement Manager - panel member to decide as to whether to approve the grant funding and to provide equality perspective.

The panel determined to approve the additional funding via the discretionary route. A record of the Panel is contained at exempt Appendix 1.

The property to be adapted is owned by a Housing Association. They have given their consent to the work. As the property is rented, land charges cannot be applied.

5.7 In summary, the grant proposed to be awarded is £85,367.17 made up of two mandatory elements of £30,000 each, totalling £60,000.00 and a discretionary element of £25,367,17.

6. Appendices

6.1 Exempt Appendix 1 – Application summary and case details and decision

6.2 Appendix 2 – Discretionary Funding Policy

Signed by: **Karen Bradford**
Chief Executive

Dated: **28 April 2026**