



Disabled Home Adaptations

Introduction

Home adaptations can help people who are disabled to live independently in their own homes. This information guide describes the help available that may help to pay for significant changes your home.

Housing adaptations can help you live safely and independently in your own home by:

- Reducing the risk of accidents at home.
- Reducing the need for home care or going into a care home.

People who are disabled may get help with a wide range of adaptations to their home. This includes, but not limited to:

- Replacing a bath with a level access shower.
- Making it easier to get into and out of the house by widening doors or making a ramp.
- Fitting lower worktops in a kitchen.

Home repairs, improvements and adaptations – Citizens Advice Scotland here

<https://www.citizensadvice.org.uk/scotland/housing/repairs-and-improvements-s/>

Home Owners

As a starting point, contact your local authority social work department and ask for an Assessment of Need.

An assessment of need is usually carried out by an Occupational Therapist (O.T.) Councils will only offer financial help if the assessment confirms that the adaptations are essential.

The Scheme of Assistance allows councils to decide what help to provide to home owners, which may be – advice and guidance, practical help, or financial assistance by way of grants or loans.

The scheme of assistance for house repairs and adaptations – Citizens Advice Scotland here <https://www.citizensadvice.org.uk/scotland/housing/repairs-and-improvements-s/housing-grants-and-loans-s/>



Local Authority tenants

Councils have policies on any adaptations that they are able to provide. People who ask for help are decided on the level of need, risk to health, and the individual's wellbeing and independence. Councils have limited budgets to provide help so there may be a delay in receiving help.

Sometimes it may not be possible to adapt a home to meet your needs. This may be because:

- There is not enough space to make the changes needed, or:
- The way the house is built makes it difficult or impossible to change.

The council may then suggest other solutions, such as moving to a different property.

STAR Partnerships – Shelter Scotland here

https://scotland.shelter.org.uk/housing_advice/repairs/adaptations

Housing Association Tenants

Housing Associations can advise you about how to get an assessment and will let you know what support is available.

Housing Associations can carry out adaptations to a home if they feel the work is essential, and if there is funding available.

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Private tenants

If you are a private tenant you can:

- Contact your local authority for an assessment to see whether the changes needed to your home meet the conditions for essential work.
- You must ask for permission from your landlord.
- You should also say if you intend to put the property back to its original state when you leave.
- Your landlord must not 'unreasonably refuse to give their consent' (ie must not say no without very good reasons.)



- If your landlord does say no, they must tell you in writing why they have said no.

STAR Partnerships – Shelter Scotland here

https://scotland.shelter.org.uk/housing_advice/repairs/adaptations

What if I want to do the adaptations myself?

- If you do not own your home, you will need to write to the council, housing association or private landlord to ask for permission first.
- Your landlord 'cannot withhold their consent unreasonably', but they can make certain conditions.

Some building work to a disabled person's private home may also be VAT exempt. Call the VAT helpline for more information on 0300 200 3700 or contact us for a copy of our Claiming VAT exemption on disability products info guide.

Care and Repair

Care and Repair services operate throughout Scotland. They offer:

- Independent advice and assistance to help homeowners repair, improve or adapt their homes so that they can live in comfort and safety.
- The service is available to home-owners, private tenants and crofters who are aged over 60 or who have a disability.
- Some Care and Repair services also include home-owners of any age group with physical or mental disabilities, private rented sector and crofting tenants (particularly in the Highlands and Islands).

Contact Care and Repair services at <http://www.careandrepairsotland.co.uk>

Scottish Welfare Fund

You may be able to get a Community Care Grant from the Scottish Welfare Fund if:

- You are moving out of a care home, hospital or similar place and need to make minor improvements to your home so you can live there independently, or
- You need to get your home adapted so you can stay there instead of moving into a care home.
- You have to have a low income to be able to apply for a Community Care Grant
- To apply, contact your local council.



A list of telephone numbers and email addresses for each local council is available on the Scottish Government website at: <https://www.mygov.scot/scottish-welfare-fund/>

Unhappy with the decision?

If you are not happy with the decision regarding your eligibility for a disabled home adaptation, you can complain to the council. To make a complaint, contact the person you last spoke to about it, or to the local authority's Complaints Officer. Get advice from your local Citizens Advice Bureau if you require it here <https://www.citizensadvice.org.uk/scotland/>

Information last updated on **31 January 2024**. Please note that information may be subject to change. All information is provided in good faith but Disability Information Scotland does not endorse any product or service referred to within this resource.