

# Home extension

Following a recent visit from your occupational therapist (OT), a home extension has been recommended for you.

## Useful information

- If you apply for a Disabled Facilities Grant (DFG), the maximum grant is £30,000. The final cost of the extension may be more than this. You will be told as soon as possible if this is likely. If there is going to be a shortfall we will discuss other sources of finance with you.
- The Council may seek repayment of a portion of the grant if you dispose of your home within 10 years of the grant work being completed. The maximum the Council could claim back is £10,000. A charge will be registered against your property. Please ask us for more information about this.
- Building work is noisy and dirty so please be prepared for some inconvenience. The builder will be as tidy as possible but you should expect to do some cleaning work yourself.



- The builder is likely to need a skip to remove rubbish. It will be on your property, or close to your property on the road. It may restrict access to your home. There may also be a site cabin which will have the same impact.
- There will be times during the day when the power or water will be switched off to allow the contractor to work safely. However each evening the power and water supplies will be turned back on for you.
- If you are offered a DFG it will not pay for redecoration or new fittings and floor coverings.

## Ground-rent or Chief-rent

- If you pay a rentcharge you should refer to your title deeds. They may include a covenant that requires you to obtain consent from the rent collector for any alterations to the property.



## What can I do to prepare?

- Please be sure you understand any plans you are shown and asked to sign. These form the basis of planning applications and cannot be altered once work starts.
- Your neighbours consent to work will be required if the extension will be close to the party boundary. You will be provided with letters to take to your neighbours so that you may seek this consent.
- To avoid accidents, please pack away all furniture, floor coverings and personal belongings from the rooms that the builder will need access to.
- Please notify your insurers that work will take place.
- Usually it is possible for you to remain at home whilst work is in progress. If you decide to move out for your own comfort, we cannot help you with the move or to find alternative accommodation. If you do move out for the duration of the work, please let us know and make arrangements with us for the builder to have access to your property.

## How long will it take?


- If you are applying for a DFG, the grant application process takes about six months. This includes the drafting and agreeing of plans, obtaining all necessary Building Control consents, specifying the work, obtaining competitive quotes and entering into a contract with the successful contractor.
- The planning application process, which forms part of the grant application process, can take up to eight weeks and is out of our control.
- Once the planning process is concluded and all other aspects of the grant application process are in place, a date for work to start will be agreed with you at the pre-contract meeting.
- Larger extensions can take approximately three to four months to complete once work starts at your home.
- If you appoint the Staying Put Scheme to arrange work for you, a surveyor from Stockport Homes will inspect the work regularly and resolve any problems for you.

## Pre-contract meeting

This is for Staying Put Scheme clients only.

- This meeting takes place once all information about the grant and building control permissions are in place. It happens four to six weeks before work starts. It is attended by you, a surveyor from Stockport Homes, the contractor and sometimes your OT.
- The purpose of this meeting with you is to answer any questions that you may still have, discuss with you one final time all aspects of the building work and agree when the work will start.
- You will be given the contractors phone number so that you can contact them if necessary whilst work is in progress.

## Once work is completed

- New plasterwork will be sealed with a coat of emulsion by the contractor. Please do not decorate for the first six months as the plaster needs to dry thoroughly.
- Your OT will be informed that your extension has been completed. They may visit you to ensure you are using the adaptations properly.
- Please notify your insurers. They need to know that your home has been extended and this may affect the premiums.
- Depending on the nature of the work and your disability, you might be eligible for a reduction in your Council Tax Support. Please contact the Council Tax Office for more information on  **0161 217 6014**.

## Who do I contact if there are problems?

- If you have chosen to organise the work yourself you must resolve any issues that arise.
- If you have appointed the Staying Put Scheme, once the extension is finished and ready for you to use, the first six months represents the Defects Liability Period. This gives you time to ensure that the extension is watertight and weather-proof. If any faults with the contractor's workmanship occur during this period, he will be asked to return and put things right, free of charge.
- At the end of the Defects Liability Period the surveyor will visit you again and check the work one last time.
- Sometimes small hairline cracks appear in new plaster as it dries and new brickwork can look "salty". This is normal and doesn't indicate a problem.

## More information

- For more information about this adaptation, please contact the Adaptations and Older Persons Support Team on 📞 **0161 474 4291** or 📞 **0161 474 2617** or ✉️ **AOPSTeam@stockporthomes.org**

If you would like a copy of this factsheet in large print, Braille, on audio tape or CD, or in any other language, please contact the Social Inclusion Team on 📞 **0161 474 2860** or email ✉️ **inclusion@stockporthomes.org**