

Guide to Grant Inspections 2017

Applicability: Housing Adaptation Grants (HAG), Mobility Aid Grants (MAG), Housing Aid for Older People (HOP).

In general there will be a Pre-works Inspection and a Post- Works Inspection.

Pre-works Inspection:

MAGs – e.g. bathroom adaptations. Existing bathroom will be checked to see if it is feasible to fit the required minimum size of shower etc into the space available. The standard specification is attached to the Grant Application form. In some cases there may be an Occupational Therapist (OT) specification (generally the same as our standard spec). Applicants may be advised that they should enlarge the bathroom by taking space from an adjoining room – e.g. by moving a studded partition. This advice should be heeded. Bathrooms which are too small and cannot meet the standard or OT spec may not be approved. Based on experience, a bathroom less than 1700mm in width is unlikely to be approved as this will not allow for a toilet & cistern to be positioned alongside the minimum width shower tray (800mm). Issues like ventilation (background and mechanical) will also be noted.

HAGs – similar to MAGs. HAGs usually involve extensions to provide ground floor bedrooms and bathrooms. Applicants are advised to engage an Architect to prepare drawings and contract documents for the proposed works. Planning permission may be needed and the Architect can handle the planning application on the applicants behalf. Issues arising may include sewers and/or watermains on the site.

HOPs – an inspection will be carried out to verify the condition of the house. This is done with reference to any reports submitted with the application – e.g. a Periodic Inspection Report in the case of requests for re-wiring work.

Post Works Inspection:

All works must be complete before notifying WCC that they are ready to be inspected.

MAGs & HAGs – Works must meet the standard or OT specification. Minimum sizes must be adhered to. All items will be checked but in particular, the following non-compliances with the specification will not be passed:

- Step or lip of any kind from shower area to surrounding floor area (either step up or step down). The shower must be level access.
- **Use of shower enclosures (cubicle) or full height doors or fixed glass panels or screens of any kind. These reduce access to the shower and defeat the purpose of the grant.**

- Electric showers which are non-thermostatic. Only certain models of electric shower will meet the specifications in relation to thermostatic control of the water temperature and the prevention of scalding. Also electric showers must be protected by a separate RCBO of the correct rating in accordance with the National Wiring Rules.

These are items which are continually being done incorrectly by contractors etc.

Failure to comply with specifications will result in delays in payment of the grant until non-compliances have been rectified.

Works must also comply with current Building Regulations.

HOPs - works must be done to an acceptable standard. They must comply with the Building Regulations and also any other standards which may have been stated in the Grant Approval Letter from WCC. An example of this would be oil fired central heating systems – which must comply with OFTEC rules and be installed by an OFTEC registered contractor. The onus is on the applicant to verify that the proposed contractor is actually OFTEC registered before engaging him. Works, materials, fittings etc described in the quotations upon which grant approval was granted must have been supplied.