

Disabled Facilities Grants – Case Studies/Outcome Examples 2025-2026 in the Borough of Broxtowe.

1. **Eastwood**

OT recommendations – Provide a new Ground Floor Bedroom and Wet Room with access adaptations

The Applicant: has early onset Parkinson's

Tenure: Owner Occupier – (occupied by a family)

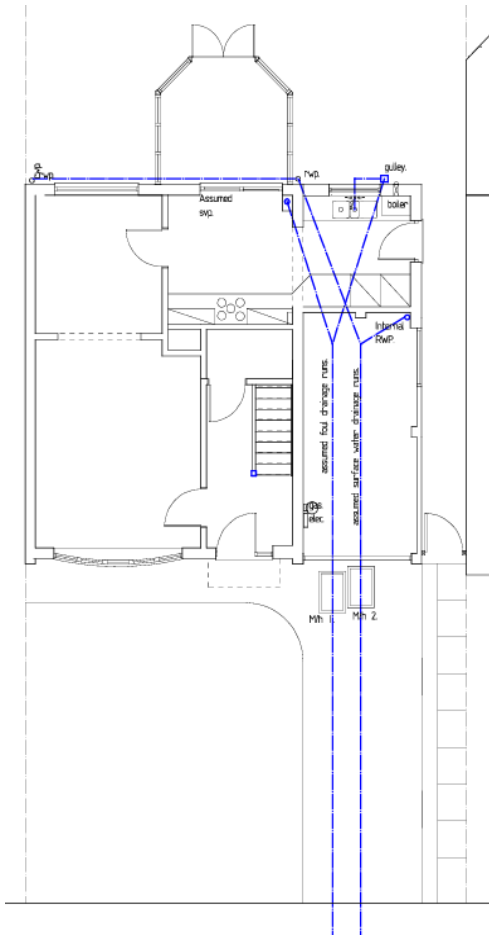
Grant Eligibility: Eligible for 100% Grant Funding, as in receipt of eligible benefit

Synopsis: The subject property is a 3-bedroom detached house on a small plot; there was no room to extend to the rear of the house without losing half of the rear garden. In consultation with the applicants architect, it was agreed that the existing attached garage would be demolished to make way for the new Ground Floor Bedroom and Shower Room. The project would also involve some access improvements.

The total project cost was nearly £83,000.00. The Legislation and Broxtowe's Policy allowed us to approve the maximum mandatory grant of £30,000.00 and in addition we had the maximum Discretionary Top Up Grant, which was £20,000.00 at that time, giving us £50,000.00 Grant funding. Occupational Therapy were able to secure a charitable contribution of £10,000.00.

We were faced with a funding shortfall of nearly £23,000.00 – the difference between the project cost and the maximum grant funding & charitable contribution.

The matter was treated as an exceptional case and put to Cabinet, and it was agreed that we could offer a further Discretionary Top Up grant to cover the funding shortfall.



BEFORE - Existing Ground Floor Plan and photograph of the front elevation

AFTER – New front Elevation, Ground Floor shower room and bedroom

2. Stapleford

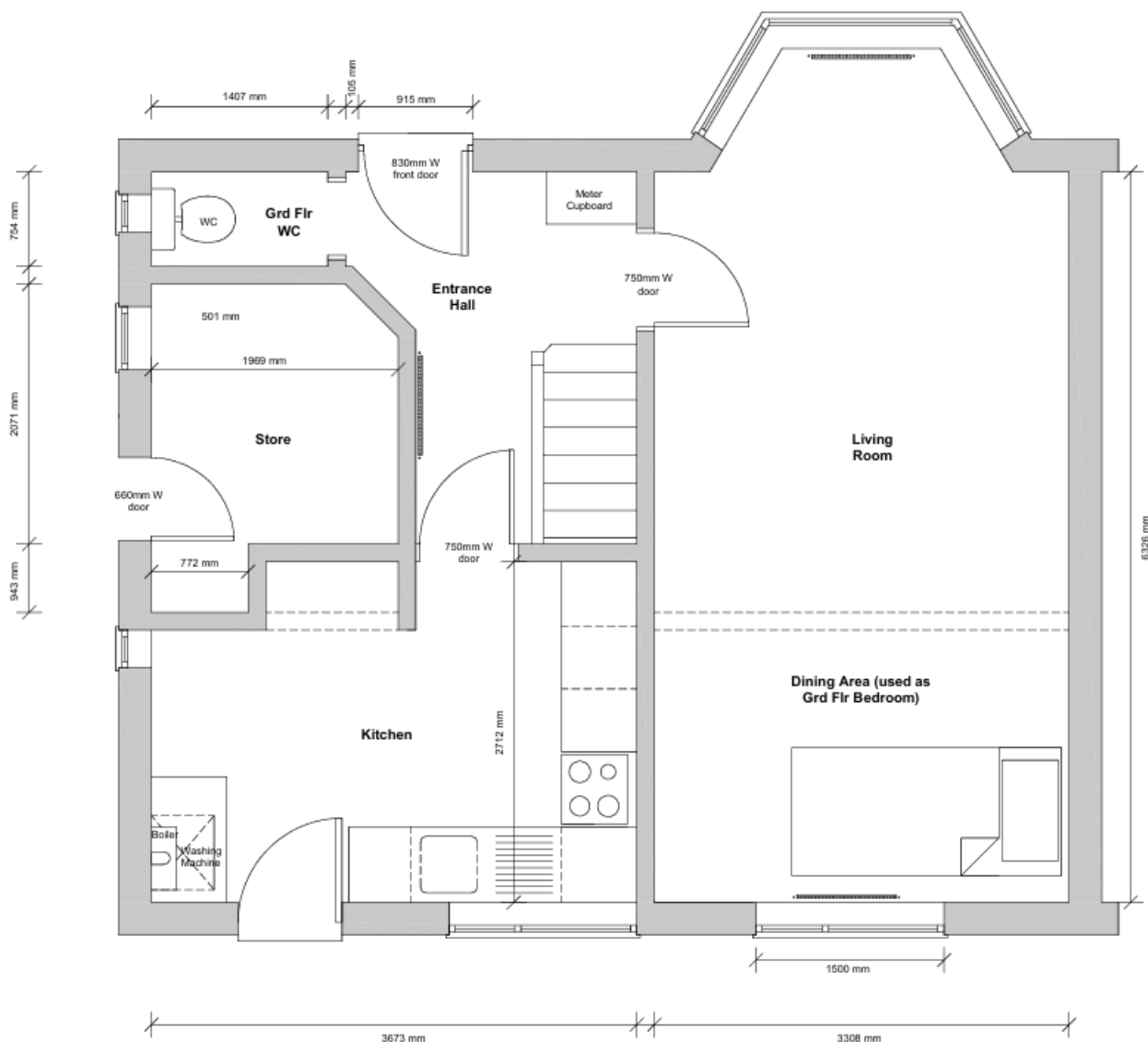
OT recommendations – Provide a new Ground Floor Shower Room with wash / dry WC and access Adaptations

The Applicant: permanent wheelchair user

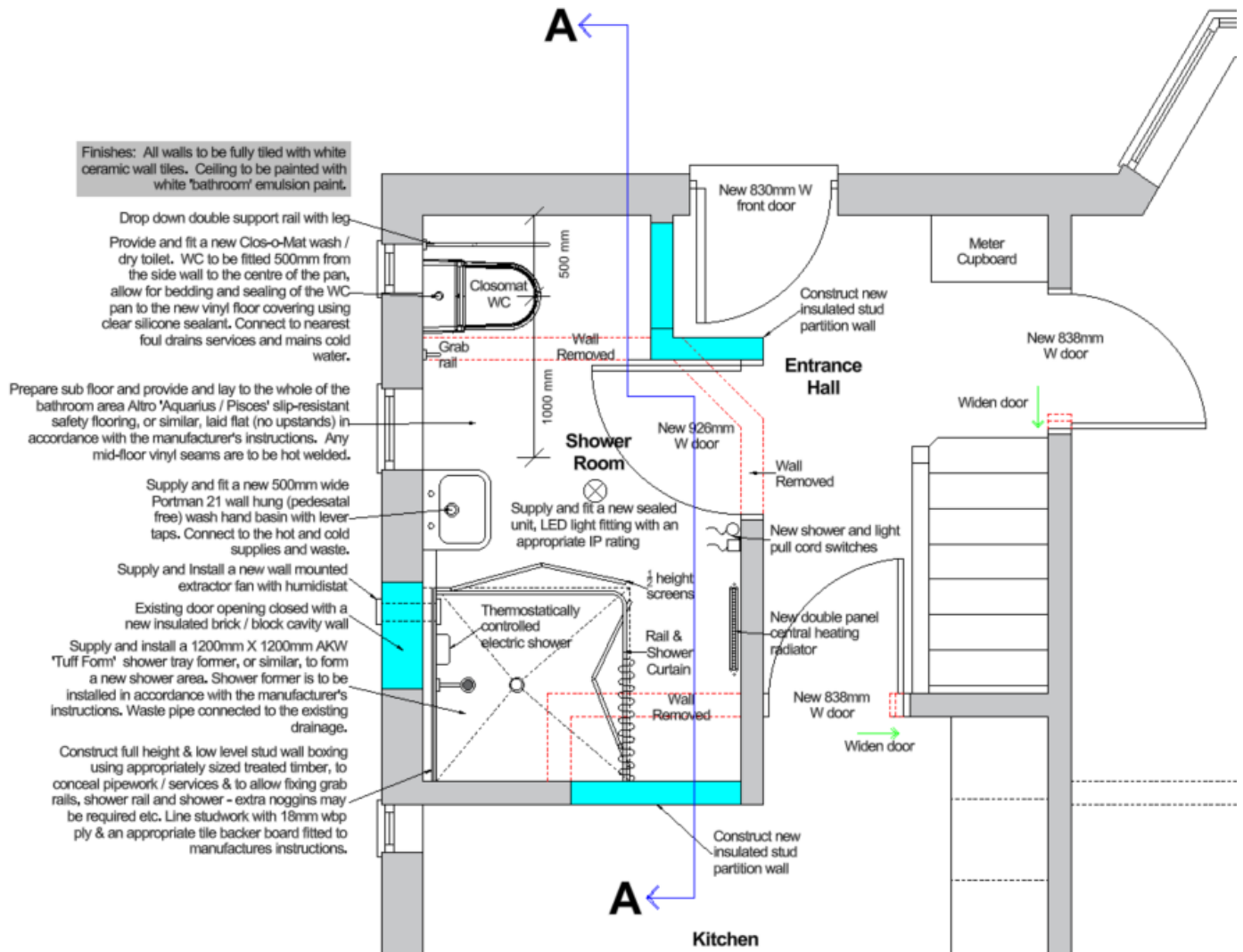
Tenure: Owner Occupier (lives alone)

Grant Eligibility: Eligible for 100% Grant Funding, in receipt of eligible benefit

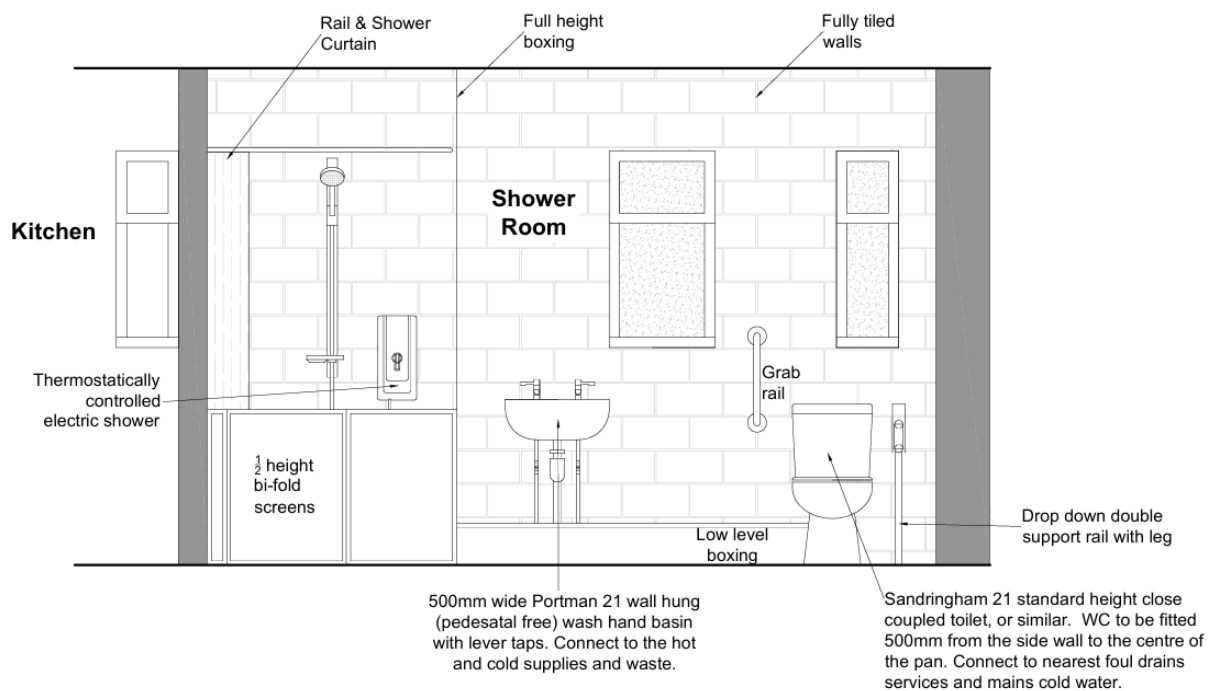
Synopsis: Since a recent amputation the applicant lives on the ground floor of the house, and is unable to access the 1st floor. There was access to a narrow Ground Floor WC and also use of a commode, but no access to bathing facilities - relying on carers for personal hygiene. We were able to progress this case 'in-house' without the requirement of an architect. In consultation with Occupational Therapy and the applicant we agreed a scheme of works and sourced quotations. Two local contractors were appointed – Contractor 1 carried out the access adaptations including the new level threshold back door and ramping etc., Contractor 2 constructed the new Ground Floor Shower Room, as detailed in the plans (prepared by Broxtowe's DFG team) and photographs below...



Existing Ground Floor Layout Plan



Proposed Alterations for the new Ground Floor Shower Room



Elevation – Section A – A – New Ground Floor Shower Room. NB the original plan was to install a standard close coupled WC, but the OT changed her recommendations, and we actually installed a Clos-o-Mat Wash / Dry WC so the applicant could take care of his own post toileting hygiene



Existing Grd Flr WC

New level threshold back door and ramping



New linking paths from the accessible back door to the front boundary of the property



New Clos-o-Mat wash / Dry WC

New level access shower area with anti-scald shower, ½ height carer screens, rail, curtain, semi pedestal WHB, slip resistant flooring with coved upstands and fully tiled walls.

Final Cost was £38,461.90 to include all construction costs. All works were VAT exempt and there were no architect fees as we handled this case 'in-house'.

3. Kimberley

OT recommendations – Bathroom Adaptation to include the removal of the existing bath to be replaced with a Level Access Shower (LAS) and associated works

The Applicant: Has multiple medical health conditions that impacts on their mobility and balance

Tenure: Owner Occupier (lives alone)

Grant Eligibility: Eligible for 100% Grant Funding, in receipt of eligible benefit

Synopsis: The OT deemed the case was a high priority therefore it was processed very quickly

04/02/2025 BBC contacted by the senior practitioner OT who requested that the case be escalated to High Priority, which was agreed.

18/02/2025 the case was allocated to a Grants Officer

21/02/2025 the Grants Officer visited the premises and carried out a detailed survey of the bathroom.

28/02/2025 The plans and adaptation brief were approved by the applicant and OT, and 2 local contractors were asked to quote.

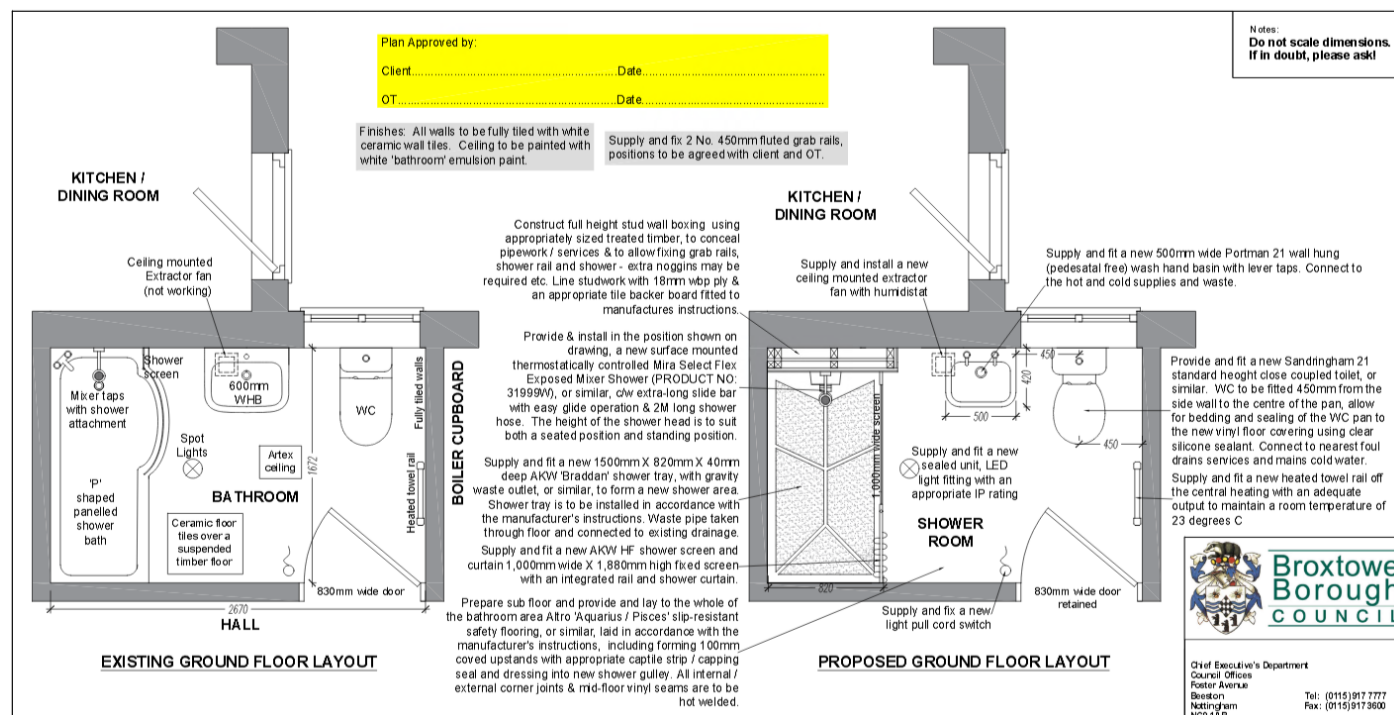
07/03/2025 The Grant was approved by the Head of Service

10/03/2025 The Contractor started work on site

21/03/2025 The Contractor completed the bathroom adaptation

27/03/2025 The Grants Officer carried out the final inspection, and the job was signed off

From the Grant Officers initial visit it took 11 working days to design the adaptations, agree the works with the applicant and OT, source 2 quotations from local builders, get the grant approved and get the builder on site (21st Feb – 10th Mar).



Existing & Proposed Layout Plans prepared by the Grants Officer

Existing Photographs



The 'P' shaped shower bath which the client could no longer transfer in and out of

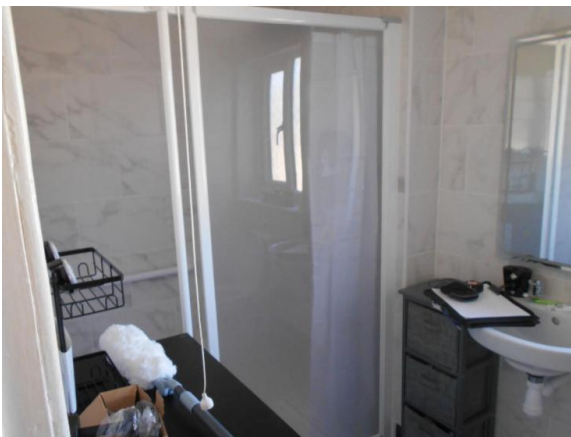


Pedestal WHB & c/c WC



Spotlights without an appropriate IP rating and redundant extractor fan

Adapted Bathroom Photographs



New level access shower area



New wall hung WHB (no pedestal) with lever taps



New close coupled WC



New extractor fan and sealed unit LED light fitting

Final Cost was £7,345.00 to include all construction costs. All works were VAT exempt and there were no architect fees as we handled this case 'in-house'.

4. Awsorth

OT recommendations – Access in and out of the property, door widenings, re-working of the existing Ground Floor shower so it is suitable for a wheelchair user + a rise and fall kitchen sink

The Applicant: a permanent wheelchair user

Tenure: Owner Occupier (lives alone)

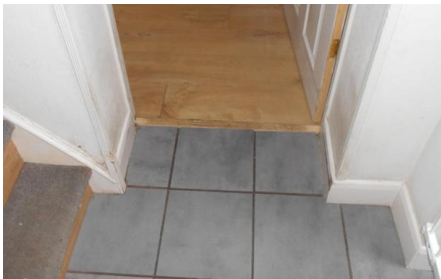
Grant Eligibility: The applicant had contribution of £823.75 to pay towards the cost of the works as assessed by the DFG financial assessment.

Synopsis: The applicant lives in an extended semi-detached house and lives on the ground floor using the 2nd reception room as their ground floor bedroom. Some of the existing door openings are too narrow for the electric wheelchair, they were unable to get out of the house in the wheelchair. The ground floor shower room was not suitable for a wheelchair user. We handled this case 'in-house' so we had no additional architect fees. The applicant had tried to move house to a bungalow, but was not able to do this, so Broxtowe worked with Nottinghamshire County Councils Adult Social Care Team and we designed the adaptations, put the work out to tender, awarded the grant and supported the contractor and applicant whilst works were ongoing.

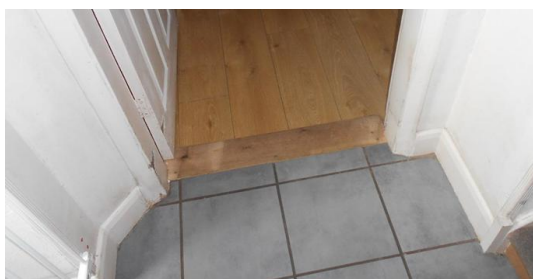
Existing Photographs



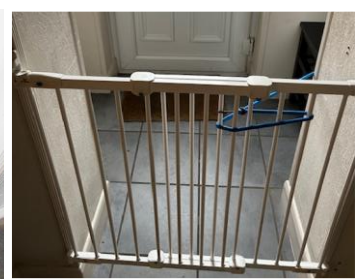
Changes in levels adjacent to the front door



Door from Hall to GF Bedroom



Door from Hall to Reception Room



Doorway from Hall to Porch

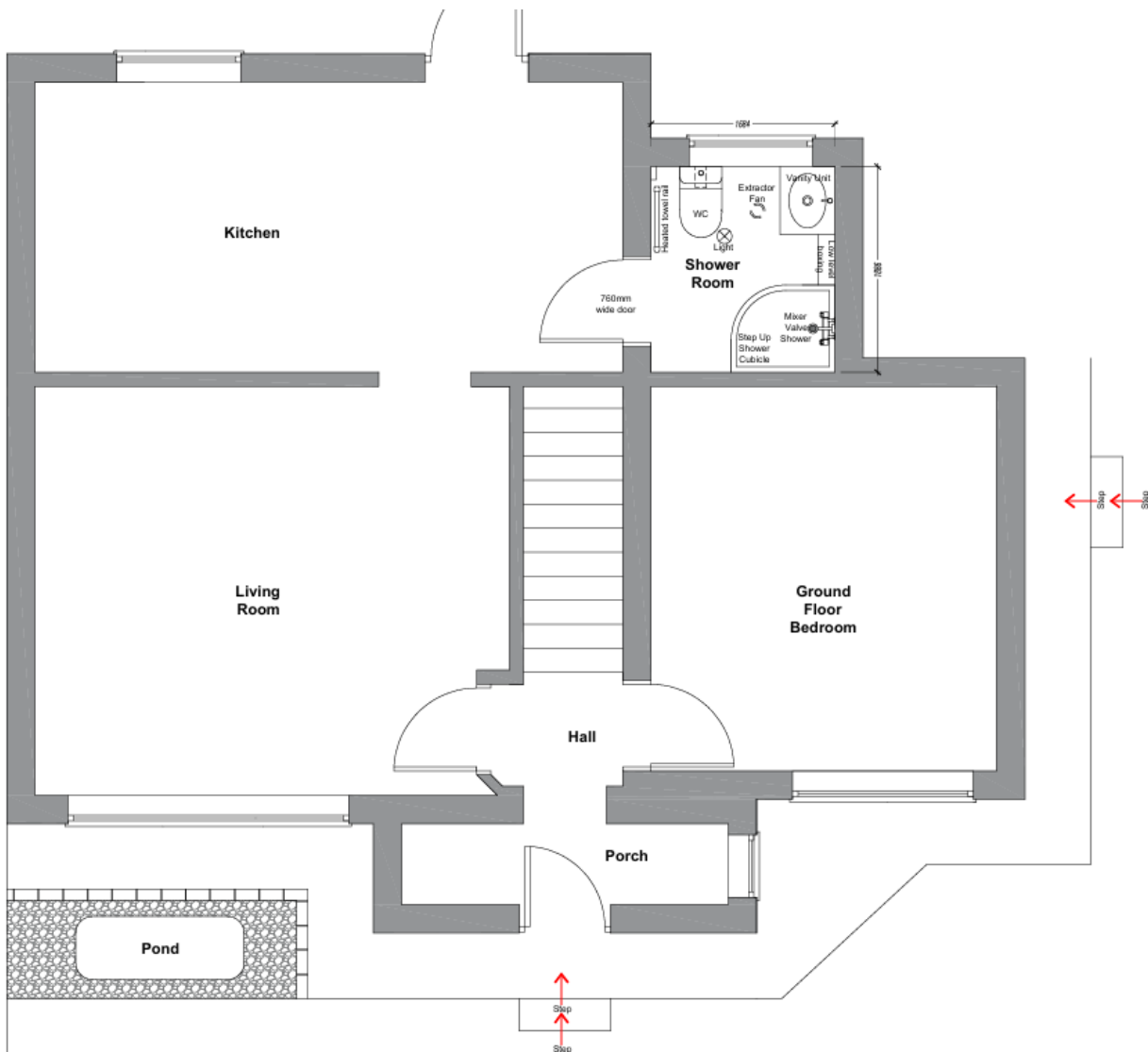


Shower room off kitchen (step-up shower tray)



Vanity Unit & Close Coupled WC

Existing Ground Floor Plan



Architectural floor plan of a bathroom renovation project. The plan shows a kitchen area on the left with a sink, dish washer, washing machine, and fridge/freezer. A new kitchen island is proposed. The bathroom area includes a toilet, a new shower area with a glass partition, a new shower head, and a new heated towel rail. A new access door to the stairs is shown. The plan is annotated with numerous notes detailing construction requirements, material specifications, and installation instructions. A scale bar and a north arrow are also present.

Notes:

- Provide and fit a new Closomat Palma Vita wash / dry toilet. WC to be fitted 500mm from the side wall to the centre of the pan, allow for bedding and sealing of the WC pan to the new vinyl floor covering using clear silicone sealant. Install a new power supply for the Geberit. Connect to nearest foul drains services and mains cold water.
- Supply and install a new ceiling mounted extractor fan with humidistat
- Supply and fit a new 500mm wide Portman 21 wall hung (pedestal free) wash hand basin with lever taps. Connect to the hot and cold supplies and waste.
- Supply and install a new ceiling mounted extractor fan with humidistat
- Prepare sub floor and provide and lay to the whole of the bathroom area Altro 'Aquarius / Pices' slip-resistant safety flooring, or similar, laid in accordance with the manufacturer's instructions, including forming 100mm coved upstands with appropriate capside strip / capping seal and dressing into new shower gulley. All internal / external corner joints & mid-floor vinyl seams are to be hot welded.
- New Heated Towel Rail
- Provide and fit a straight curtain rail with 2m long x appropriate width white nylon curtain/s impregnated with "Microban". Shower curtain/s to be 4oz nylon type, weighted and positioned to leave approximately a 25mm gap between the bottom of the shower curtain and the shower floor.
- Finishes: All walls to be fully tiled with white ceramic wall tiles. Ceiling to be painted with white 'bathroom' emulsion paint.
- Supply and fix 2 No. 450mm fluted grab rails, positions to be agreed with client and OT.

Hall

Porch

Door opening widened on Phase II

New Part M compliant level threshold door

Widen Door

1000

1500

1200

Hand Rails

Step

Ramp Up

Clear Level Middle Landing

Clear Level Bottom Landing

Hand Rails

Ramp Up

Clear Concrete Level Top Landing

1200

Hand Rails

Where doors / doorways are being widened, adequate support over is to be supplied and installed e.g. reinforced pc concrete lintels / steels

Raised Hard Standing Area

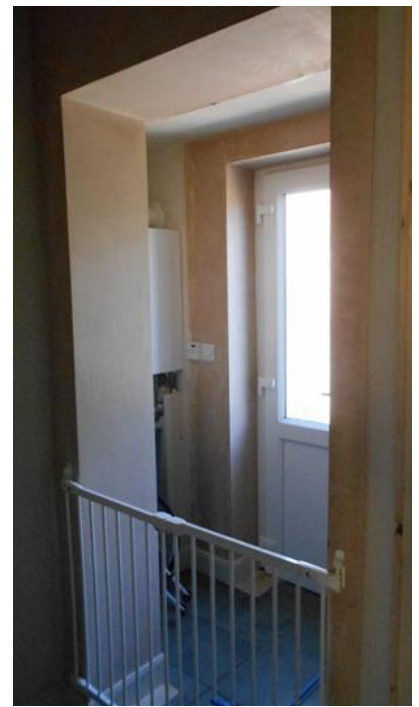
Photographs of Completed Works - Access Adaptations



Widened door to GF Bedroom



Widened door to Reception Room



Widened doorway Hall to Porch



New concrete ramp with handrails



New double leaf front door & gated access for ambulant visitors



New concrete ramp with handrails and gated access (LHS) for window cleaning

Photographs of Completed Works - Level Access Shower, wash/dry WC & Wash Basin



Wash / Dry WC and semi-pedestal wash hand basin



New Level Access Shower



Rise and fall kitchen sink for use by the applicant and visitors / carers

Final Cost was £41,722.00 to include all construction costs. All works were VAT exempt and there were no architect fees as we handled this case 'in-house'. If an Architect would have been used that would have added >£5,000.00 to the project value.

Customer Feedback

We also have examples of positive customer feedback. One example is summarized below.

Officers were courteous and professional and knowledgeable about grant procedures and able to answer questions. The grants officer and grants caseworker were excellent in helping us understand and plan what was needed. The grants caseworker was clear and explained the process very well. The fitting of the stairlift was delayed until the bathroom had been installed. This was managed and explained very well and much appreciated. The contractors were helpful

and went out of their way to make a very big job as least disruptive as possible, I would highly recommend them and are very satisfied.

It was a brilliant service which has enabled my mother-in-law to stay in the home she loves.

We were extremely impressed by the help we received from the grants caseworker who explained the process well and answered questions. The grants officer provided a great plan for the bathroom. The outcome means that the applicant can use the stairs and access a shower which has meant she can stay in her home.