



Guide to the Housing Adaptation Grant Scheme for Older People and People with a Disability

August 2022

The Housing Adaptation Grant Scheme for Older People and People with a Disability is available from local authorities for people who need to make changes to their home to make it more suitable for a person with a physical, sensory or intellectual disability or mental health difficulty. The grant can help to make changes and adaptations to the home, for example, making it wheelchair-accessible, extending it to create more space, adding a ground-floor bathroom or toilet or a stairlift. In some cases, the provision of heating can be included, but only under certain conditions.

If you only require minor work, you can apply for the means-tested Mobility Aids Grant Scheme instead. It should be noted that local authority-housed tenants are not eligible for assistance under these schemes. The Disabled Persons Grant is in operation for local authorities to assist their own tenants.

There are three distinct schemes available under the Housing Adaptation Grant Scheme:

1. Housing Adaptation Grant for People with a Disability
2. Housing Aid for Older People
3. Mobility Aids Grant Scheme

Each scheme will be explained in more detail below, however eligibility for the schemes is based on a household means test. In determining financial eligibility, local authorities implement the following income disregards:

- €5,000 for each member of the household aged up to age 18 years
- €5,000 for each member of the household aged under 23 years if in full time education, or on a SOLAS apprenticeship
- €5,000 where the person for whom the application for grant aid is sought, is being cared for by a relative on a full-time basis
- Carer's Benefit/Allowance
- Carer's Support Grant
- Child Benefit
- Domiciliary Care Allowance
- Foster Care Grant
- Fuel Allowance
- Household Benefits Package
- Living Alone Allowance
- Working Family Payment

Doctor's Certificate

A person applying for the Housing Adaptation Grant for People with a Disability and/or the Mobility Aids Grant must have their doctor complete the Doctor Certificate section of the application form. Applicants will be categorised as either Priority 1, 2 or 3:

Priority 1: The applicant is terminally ill or is fully or mostly dependent on family or a carer; or
Adaptations to the home will help the applicant to leave hospital/residential care.

Priority 2: The applicant is mobile, but they need help to access washing, toilet facilities, bedroom etc; or
The applicant's ability to function independently would be harder without adaptations.

Priority 3: The applicant is independent, but they need special facilities to improve their quality of life, e.g. a separate bedroom or living space.

Housing Adaptation Grant for People with a Disability

The Housing Adaptation Grant for People with a Disability is in place to assist those with a disability have necessary adaptations, repairs or improvement works carried out in order to make their accommodation more suitable for their needs.

Who is eligible?

The means-tested Housing Adaptation Grant for People with a Disability can be paid to people in:

- Owner-occupied housing
- Houses being bought from a local authority under the [Tenant Purchase Scheme](#)
- Private rented accommodation (the duration of your tenancy can affect grant approval)
- Accommodation provided under the voluntary housing Capital Assistance and Rental Subsidy schemes
- Accommodation occupied by people living in communal residences

Types of work covered

You will also need an Occupational Therapist assessment if you are applying for the following:

- A significant change to the use of a room in your home
- A stair lift
- An extension

Your local authority can arrange an assessment for you, however applicants can pay privately for an Occupational Therapist and claim back the costs of this (limits apply) from the local authority after the grant has been approved.

Eligible works include the provision of:

- A ramp or other ways to access
- Grab rails
- Bathroom facilities like an accessible shower or a downstairs toilet
- A stair lift
- Space for wheelchair access
- An extension (typically for a bedroom and/or bathroom to accommodate a person with a disability)

The grant does not cover VAT costs of works carried out, however, you can claim back the VAT from Revenue after the work has been paid for.

Grant limits

The effective maximum grant under the scheme is €30,000, which may cover up to 95 per cent of the approved cost of works for applicants. Applicants eligible for the 95 per cent grant for household with incomes of up to €30,000 per year. The amount available to applicants tapers for higher income households. Grants are not available to households whose gross annual household income exceeds €60,000, after the disregards and deductions are applied.

Yearly household income	Percentage of costs	Maximum grant for homes built more than 12 months ago	Maximum grant for homes built within the last 12 months
Up to €30,000	95%	€30,000	€14,500
€30,001 - €35,000	85%	€25,500	€12,325
€35,001 - €40,000	75%	€22,500	€10,875
€40,001 - €50,000	50%	€15,000	€7,250
€50,001 - €60,000	30%	€9,000	€4,350
Over €60,000	No grant available	No grant available	No grant available

What you need to apply

- **Completed Housing Adaptation Grant form:** This can be downloaded by [clicking here](#).
- **Evidence of income:** You will need proof for the previous tax year of all income earned by all people in the home aged 18 and over, except those in full-time education aged under 23. Income earned by the registered property owner and spouse if applicable, except if the home is rented from a landlord, Approved Housing Body or is a communal residence.
- **Comply with Local Property Tax (LPT):** You will need to include proof that the home complies with the LPT. If the home is rented, your landlord will need to send you evidence that the home complies and the current tenancy agreement, which must be registered with the Residential Tenancies Board and a letter of permission to do the work. If the home is rented by an Approved Housing Body or is a communal residence, you will need evidence that home complies with LPT and a letter of permission to do the work.
- **Completed Doctor's Certificate:** Your doctor must stamp and sign pages 17 and 18 of the application.
- **Occupational Therapist report:** You will need an OT report if you are applying for a big change to the use of a room in the home, installing a stair lift or adding an extension. Your local authority can arrange an assessment for you if you cannot provide this report.

Housing Aid for Older People

The Housing Aid for Older People scheme provides grant assistance to older people living in poor housing conditions to enable the carrying out of necessary repairs or improvements. Works eligible for grant assistance include structural repairs or improvements, re-wiring, repairs to or replacement of windows and doors, provision of water supply and sanitary facilities, provision of heating, cleaning and painting.

Many older people may be eligible for the Housing Aid for Older People Scheme. However, priority will be given to people on the basis of financial and medical need.

Who is eligible

This means-tested grant is paid for essential work to privately-owned homes where the older person either:

- Owns the home, or
- Has a right to live in the home where the work will be done

Types of work covered

The grant can be used to cover essential repairs, which can include:

- Help repair or replace the roof
- Upgrade the electrical wiring
- Repair or replace doors and windows
- Provide central heating (where there is no central heating or it is broken beyond economic repair)

If you need to:	You need to send your local authority:
Repair or replace your roof	A letter from your insurance company stating that the repairs are not covered under your policy
Upgrade the electrical wiring	A report from an electrician describing the necessary repairs. This electrician must be registered with Safe Electric
Upgrade the existing central heating system	A report from a heating contractor stating that the existing heating system is beyond economic repair. This means that it is more cost-effective to replace than repair

Grant limits

The maximum grant available is €8,000, which may cover up to 95 per cent of the cost of works for applicants with gross annual household incomes of up to €30,000. This then tapers for higher income households. Grants are not available to households whose gross annual household income exceeds €60,000, after the disregards and deductions are applied.

Priority is given to people on the basis of financial need. While local authorities are advised by the Department to restrict the payment of this grant to those aged 66 and over, they do have the discretion to consider the payment of a grant to individuals who are less than 66 years of age where, in the opinion of the local authority, genuine cases of hardship exist.

Yearly household income	Percentage of costs	Maximum grant
Up to €30,000	95%	€8,000
€30,001 - €35,000	85%	€6,800
€35,001 - €40,000	75%	€6,000
€40,001 - €50,000	50%	€4,000
€50,001 - €60,000	30%	€2,400
Over €60,000	No grant payable	No grant payable

What you need to apply

- **Completed Housing Adaptation Grant form:** This can be downloaded by [clicking here](#).
- **Evidence of income:** You will need proof for the previous tax year of all income earned by all people in the home aged 18 and over, except those in full-time education aged under 23. Income earned by the registered property owner and spouse if applicable, except if the home is rented from a landlord, Approved Housing Body or is a communal residence.
- **Comply with Local Property Tax (LPT):** You will need to include proof that the home complies with the LPT. If the home is rented, your landlord will need to send you evidence that the home complies and the current tenancy agreement, which must be registered with the Residential Tenancies Board and a letter of permission to do the work. If the home is rented by an Approved Housing Body or is a communal residence, you will need evidence that home complies with LPT and a letter of permission to do the work.
- **Completed Doctor's Certificate:** Your doctor must stamp and sign pages 17 and 18 of the application. This is only required if your application is urgent due to a medical condition.
- **Roof repairs:** A letter from your insurance company stating that the repairs are not covered under your policy.
- **Upgrading electrical wiring:** A report from an electrician describing the necessary repairs. This electrician must be registered with Safe Electric.
- **Central heating system:** A report from a heating contractor stating that the existing heating system is beyond economic repair. This means that it is more cost-effective to replace than repair.

Example

John has a household income for the previous tax year of €45,000 after the disregards and deductions are applied, and has applied for a grant under the Housing Aid for Older People Scheme. Because of his income he qualifies for a grant of 50% of the costs of the work to a maximum of €4,000. This means that if the work on the home costs €10,000 including VAT, the grant will only be €4,000 and not €5,000.

Mobility Aids Grant

The Mobility Aids Grant Scheme provides grants for works designed to address mobility problems in the home, such as the purchase and installation of grab-rails, a level access shower, access ramps or a stair-lift. The scheme is primarily for older people, but people with a disability can also apply for it.

Who is eligible

The Mobility Aids Grant Scheme is available to people with a household income of less than €30,000 per year. The grant can be paid to people in:

- Owner-occupied housing
- Houses being purchased from a local authority under the [Tenant Purchase Scheme](#)
- Private rented accommodation (the duration of your tenancy can affect grant approval)
- Accommodation provided under the voluntary housing Capital Assistance and Rental Subsidy schemes
- Accommodation occupied by people living in communal residences.

You must satisfy the local authority that you will occupy the property as your normal place of residence when the works have been done. If you are a tenant, you must also get written approval from your landlord.

Your application for the grant will be prioritised according to your medical need. Highest priority will be given to people who are terminally ill, or where alterations or adaptations would facilitate their discharge from hospital or the continuance of care in their own home.

Types of work covered

This scheme provides grants for works that include the provision of:

- Grab rails
- A ramp
- Accessible shower
- Stair lift
- Access ramps

The grant does not cover VAT costs of works carried out, however, you can claim back the VAT from Revenue after the work has been paid for.

You will also need an Occupational Therapist assessment if you are applying for a stair lift. You can arrange for a private OT to do the assessment and the local authority will pay you up to €250 towards the cost. If you cannot arrange an OT, your local authority can arrange one for you after they receive your assessment.

Grant limits

The effective maximum grant available is €6,000 and may cover 100 per cent of the cost of works, subject to a maximum gross annual household income threshold of €30,000. However, the maximum amount may not be fully awarded. Grant amounts are subject to the funding of each local authority, so the local authority can decide whether they pay the full grant or a percentage in each case.

A grant is not paid if the household income for the previous tax year is more than €30,000, after the disregards and deductions are applied.

What you need to apply

- **Completed Housing Adaptation Grant form:** This can be downloaded by [clicking here](#).
- **Evidence of income:** You will need proof for the previous tax year of all income earned by all people in the home aged 18 and over, except those in full-time education aged under 23. Income earned by the registered property owner and spouse if applicable, except if the home is rented from a landlord, Approved Housing Body or is a communal residence.
- **Comply with Local Property Tax (LPT):** You will need to include proof that the home complies with the LPT. If the home is rented, your landlord will need to send you evidence that the home complies and the current tenancy agreement, which must be registered with the Residential Tenancies Board and a letter of permission to do the work. If the home is rented by an Approved Housing Body or is a communal residence, you will need evidence that home complies with LPT and a letter of permission to do the work.
- **Completed Doctor's Certificate:** Your doctor must stamp and sign pages 17 and 18 of the application.
- **Occupational Therapist report:** You will need an OT report if you are applying for a stair lift.



Family
Carers
Ireland

No one should have to care alone

Family Carers Ireland, Market Square, Tullamore,
Co. Offaly, R35 PW50
info@familycarers.ie | 057 932 2920 / 1800 24 07 24