

Dear

ATISN 27351 – Information on Disabled Facilities Grant

Thank you for your request which I received on Monday 17 August 2026. You asked:

1. What legislation gives a person the right to apply for a Disabled Facilities Grant?
2. What duties do local authorities have when assessing a Disabled Facilities Grant application?
3. What legal rights does an applicant have throughout the assessment and decision-making process?
4. What are the criteria for determining whether adaptations are necessary and appropriate?
5. What are the time limits for local authority decisions on Disabled Facilities Grant applications?
6. What are the time limits for completion of approved Disabled Facilities Grant works?
7. What rights does a person have if they believe a local authority has failed to meet its statutory duties?
8. What statutory guidance, regulations, or Welsh Government policies must local authorities follow when administering Disabled Facilities Grants?
9. Please provide copies of the relevant laws or guidance.

Our response

1. What legislation gives a person the right to apply for a Disabled Facilities Grant?

The principal legislation governing Disabled Facilities Grants (DFGs) in Wales is the Housing Grants, Construction and Regeneration Act 1996, in particular sections 19 to 24.

These sections set out who may apply for a DFG and the circumstances in which a local housing authority must or may approve an application:

[Housing Grants, Construction and Regeneration Act 1996](#)
[Disabled facilities grant provisions, sections 19 to 24](#)

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 also amended parts of the DFG framework.

[Regulatory Reform \(Housing Assistance\) \(England and Wales\) Order 2002](#)

2. What duties do local authorities have when assessing a Disabled Facilities Grant application?

The duties of local authorities in relation to DFG applications are set out in the Housing Grants, Construction and Regeneration Act 1996. When considering an application, a local housing authority must be satisfied that the relevant works are necessary and appropriate to meet the needs of the disabled occupant. The authority must also be satisfied that it is

reasonable and practicable to carry out the works, having regard to the age and condition of the dwelling or building.

Where the statutory conditions for a mandatory DFG are met, section 24 of the Act requires the local housing authority to approve the application, subject to the provisions of the Act.

3. What legal rights does an applicant have throughout the assessment and decision-making process?

Welsh Government does not hold a document which sets out applicants' legal rights throughout the assessment and decision-making process in the manner requested. The rights of applicants, and the duties of local housing authorities, are set out in the Housing Grants, Construction and Regeneration Act 1996 and associated legislation linked in this response.

4. What are the criteria for determining whether adaptations are necessary and appropriate?

The Housing Grants, Construction and Regeneration Act 1996 provides that a local housing authority must be satisfied that the relevant works are necessary and appropriate to meet the needs of the disabled occupant. The authority must also be satisfied that it is reasonable and practicable to carry out the works, having regard to the age and condition of the dwelling or building.

Section 23 of the Act specifies the purposes for which a DFG must or may be given. These include facilitating access to and from the dwelling; making the dwelling safe; facilitating access to principal family rooms, sleeping rooms, bathrooms and toilets; providing or improving facilities for preparing and cooking food; improving heating; and facilitating the disabled occupant's use of a source of power, light or heat.

5. What are the time limits for local authority decisions on Disabled Facilities Grant applications?

Section 34 of the Housing Grants, Construction and Regeneration Act 1996 requires a local housing authority to notify an applicant of its decision on an application as soon as reasonably practicable and, in any event, not later than six months after the date of the application.

6. What are the time limits for completion of approved Disabled Facilities Grant works?

Welsh Government does not hold information identifying a statutory time limit for the completion of approved DFG works. The Housing Grants, Construction and Regeneration Act 1996 does not prescribe a single time limit within which all approved works must be completed.

7. What rights does a person have if they believe a local authority has failed to meet its statutory duties?

Welsh Government does not hold guidance which sets out all legal remedies available where an individual believes a local authority has failed to meet its statutory duties in relation to a DFG application.

Information about a local authority's complaints procedure should be requested from the relevant local authority. Information about complaints concerning DFGs is published by the Public Services Ombudsman for Wales:

[Public Services Ombudsman for Wales: Disabled Facilities Grants](#)

Welsh Government cannot provide legal advice. An individual may wish to seek independent legal advice about any legal remedy that may be available in their particular circumstances.

8. What statutory guidance, regulations, or Welsh Government policies must local authorities follow when administering Disabled Facilities Grants?

The principal legislation is the Housing Grants, Construction and Regeneration Act 1996. Relevant subordinate legislation includes the Housing Renewal Grants Regulations 1996, the Housing Renewal Grants (Prescribed Form and Particulars) Regulations 1996, the Disabled Facilities Grants (Maximum Amounts and Additional Purposes) (Wales) Order 2008, and subsequent amending legislation:

[Housing Renewal Grants Regulations 1996](#)

[Housing Renewal Grants \(Prescribed Form and Particulars\) Regulations 1996](#)

[Disabled Facilities Grants \(Maximum Amounts and Additional Purposes\) \(Wales\) Order 2008](#)

[Microsoft Word - annexd-e.doc](#)

Welsh Government does not hold any specific statutory guidance issued to local authorities solely on the administration of DFGs.

Welsh Government has published Housing Adaptations: Standards of Service. This is a wider service standards document for housing adaptations and is not statutory DFG guidance.

[Housing Adaptations: Standards of Service](#)

9. Please provide copies of the relevant laws or guidance.

The legislation and published document referred to above are publicly available through the links provided. As these documents are reasonably accessible by other means, copies have not been attached.

Next steps

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit,
Welsh Government,
Cathays Park,
Cardiff,

CF10 3NQ

or Email: Freedom.ofinformation@gov.wales

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at: Information Commissioner's Office,
Wycliffe House,
Water Lane,
Wilmslow,
Cheshire,
SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely