



What is the ‘Deferred Payments Scheme’?

Help with paying for your care home fee
2020-2021



The Deferred Payment Scheme

The Deferred Payment Scheme can help you pay for your care home fees, if you own your home and cannot afford to pay the full fee.

Under this scheme you will not have to sell your home to pay for your care in your lifetime, as your capital is tied up in your home.

The scheme offers you a loan from the council using your home as security. It doesn't work in exactly the same way as a conventional loan. The council doesn't give you a fixed sum of money when you join the scheme but pays an agreed part of your weekly care and support bill for as long as is necessary.

You will pay a weekly contribution towards your care based on what you have been assessed as being able to pay from your income and other savings. The council pays the part of your weekly charge that you can't afford until your home is sold or you are deceased, whichever happens first. The deferred payment is recovered by the council from the proceeds of the sale of the property.

The part the council pays is your 'Deferred Payment'. The deferred payment builds up as a debt, which is cleared when the money tied up in your home is released. For many people this will be done by selling their home, either immediately or later on.

You can also pay the debt back from another source, if you want to. However, you do not have to sell your home if you don't want to you may, for example, decide to keep your home for the rest of your life and repay out of your estate, or you may want to rent it out to generate income.

If you do this, you will be expected to use the rental income to increase the amount you pay each week, thus reducing the weekly payments made by the council, and minimising the eventual deferred payment debt.

Charging interest

The deferred payments will attract interest the same way a normal bank loan will attract interest. The maximum interest rate charged is fixed by the government and is based on the cost of government borrowing. Interest rates are subject to review and may change on 1 January and 1 July every year. The interest will be compounded on an annual basis.

The interest will apply from the day you enter into the Deferred Payment Scheme. You will receive regular annual statements advising you how your charge is being calculated and what the outstanding sum on your deferred payment account is.

Your agreement with Wandsworth Council

If you decide to use the Deferred Payments Scheme, you enter into a legal contract with the council by signing an agreement document. The council then places what is called a 'legal charge' on your property to safeguard the loan. The agreement covers both the responsibilities of the council and yours, one of which is to make sure that your home is insured and maintained.

If you incur expenses in maintaining your home while you are in residential or nursing care, these will be allowed for in the amount that you are assessed as contributing each week from your capital and income.

You can end the agreement at any time (for example if you sell your home) and the loan then becomes payable immediately. Otherwise, the agreement ends on your death and the loan becomes payable 90 days later.

The council cannot cancel the agreement without your consent.

Advantages of using the Deferred Payments Scheme

You should take independent financial and legal advice to help you decide which course of action will be financially better for you.

If there is an existing agreement for a 'top-up', where a family member or other person puts additional money towards your placement. If you decide to take advantage of the Deferred Payments Scheme, you can add the cost of the 'top up' payments to your Deferred Payments Scheme loan, if the council agrees that there is enough equity in your home.

The government's rules say that 'top-ups' for people not using the Deferred Payments Scheme currently have to be paid for by somebody else for example, a member of their family. Therefore, a deferred payment is currently the only way of paying the top up yourself without depending on a third party.

Costs associated with the Deferred Payments Scheme

There is a one-off charge to cover the council's administration costs. This also includes legal costs, a Land Registry charge and a land search.

For the year 2020-21, the charge will be £2,942.

Other options

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You may choose to put your property on rent, which could give you enough income to cover the full cost of your care and support. There are advantages to this as you will not accrue a debt, be liable for interest and administrative charges and your property will be occupied.

Your tenant will be paying utilities and council tax which will reduce your outgoings.

There are also various equity release products which may be suitable for your personal circumstances.

We always recommend you take independent financial and legal advice to help you decide which course of action will be financially better for you.

In order to apply for the Deferred Payment Scheme, you must:

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- have capital (excluding the property) of less than £23,250;
- have your care and support needs assessed by a social worker as requiring a permanent residential or nursing registered care home;
- own or have part legal ownership of a property, which is not benefitting from a property disregard, and ensure your property is registered with the Land Registry (if the property is not, you must arrange for it to be registered at your own expense);
- have mental capacity to agree to a deferred payment agreement or have a legally appointed agent willing to agree this.



As part of the Deferred Payment Agreement you will also need to:

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- have a responsible person who is willing and able to ensure that necessary maintenance is carried out on the property to retain its value, you are liable for any such expenses;
- insure your property at your expense;
- pay your financially assessed contribution in a timely and regular manner;
- if you fail to pay your contribution on a regular basis the council reserves the right to add this debt to the loan amount.

There can be no other beneficial interests on the property, for example outstanding mortgages or equity release schemes, unless this is approved by the council.

Please Note

Acceptance of any application under the scheme is subject to you meeting the criteria for entering the scheme, and the council being able to obtain security in your property.

If you wish to apply for the scheme or would like more information you can contact the Financial Assessments Team:
Telephone: 020 8871 6218
Email: FinanceAT@richmondandwandsworth.gov.uk

Where can I get more advice and information?

Adult Social Care

Wandsworth Council can provide information, support and guidance to adults with care and support needs, and those who look after them. Contact us Monday to Friday from 9am to 5pm.

Telephone: 020 8871 7707

SMS Phone: 07940 775107

Email: accessteam@wandsworth.gov.uk

Website: www.wandsworth.gov.uk/adultsocialcare

If you are making your own arrangements, you can look for providers and services in your area on our CarePlace directory once you have decided on the best option for you. You will be able to find contact details there and each listing will show you the latest CQC rating, so you can be sure the provider is adhering to national standards at www.careplace.org.uk.

Emergencies outside office hours

An emergency duty team is available between 5pm and 9am during weekdays and at all times over weekends and bank holidays.

To contact them call 020 8871 6000 and ask for the emergency social worker.

Benefits Service

Wandsworth Council Benefits Service can help with queries about housing benefit and council tax reduction.

Telephone: 020 8871 8081

Website: www.wandsworth.gov.uk/benefitsandcounciltax

National organisations

There are many national organisations which provide general advice on care and support, financial issues and planning for the future, which include:

Age UK

Age UK provides information and factsheets on a variety of subjects including paying for care and support at home, finding care home accommodation and planning for retirement.

Age UK Advice Line: 0800 055 6112
Website: www.ageuk.org.uk

Citizens Advice

Citizens Advice provide free, independent, confidential and impartial advice to everyone on their rights and responsibilities.

Adviceline: 03444 111 444
Website: www.citizensadvice.org.uk

entitledto

Entitledto provides an independent benefits calculator to help people find out what benefits they can claim. They can also provide information on a range of benefits and how your benefits will be affected if you start work.

Website: www.entitledto.co.uk

Independent Age

Independent Age is a national charity helping older people maintain their independence by providing advice, information and support.

Independent Age Helpline: 0800 319 6789
Website: www.independentage.org

The Money Advice Service

The Money Advice Service is a free, independent advice service. There is a section for care and disability that includes topics such as 'care advice and help' and 'paying for care'.

Telephone: 0800 138 7777

Website: www.moneyadvice.service.org.uk

The Society of Later Life Advisers (SOLLA)

SOLLA is a not-for-profit organisation that aims to help people seeking advice about the financial issues in later life by ensuring they can find an Accredited Adviser local to them.

Telephone: 0333 2020 454

Website: societyoflaterlifeadvisers.co.uk

Turn2Us

Turn2Us is a national charity that provides financial support in tough times. You can find out more on their Website at www.turn2us.org.uk

Local voluntary organisations

There are many local voluntary organisations, which provide information and advice about a range of topics and can help find local services to meet your needs.

Age UK Wandsworth

Age UK Wandsworth provides free information, advice and support for older people and their carers. They can help with questions including money and benefits, housing direct payments and care homes.

Telephone: 020 8877 8940

Email: info@ageukwandsworth.org.uk

Website: www.ageuk.org.uk/wandsworth

Citizens Advice Wandsworth

Citizens Advice Wandsworth provides free, confidential, impartial advice to everybody. They can give free impartial money advice on how best to manage all aspects of your personal finances. Citizens Advice Wandsworth's Disability and Social Care Advice Service (DASCAS) can help make sure you get all the benefits you are entitled to.

Telephone: 0300 330 1169 (Monday to Thursday 10am to 4pm)

Email: info@cawandsworth.org

Website: www.cawandsworth.org

VoiceAbility

VoiceAbility provides free independent and confidential advocacy support to help you make the right choices and decisions.

Telephone: 020 7924 7772

Email: wandsworth@voiceability.org

Website: www.voiceability.org/services/londonborough-of-wandsworth

Wandsworth Carers Centre

Wandsworth Carers Centre offers free and confidential information, advice and support for carers caring and/ or living in Wandsworth.

Telephone: 020 8877 1200

Email: info@wandsworthcarers.org.uk

Website: www.carerswandsworth.org.uk

Our contact details

Monday to Friday from 9am to 5pm.

Telephone: (020) 8871 7707

SMS Phone: 07940 775107

Email: accessteam@wandsworth.gov.uk

Website: www.wandsworth.gov.uk/adultsocialcare

Write to us at:

Wandsworth Council
Adult Social Care
Wandsworth High Street
London, SW18 2PU

For information on local services please visit CarePlace
www.careplace.org.uk

If you have difficulty understanding this publication and you would like this leaflet in a different language, large print or Braille please call:
(020) 8871 7707

For information on our Privacy Notice please visit
www.wandsworth.gov.uk/privacy

