

# **Repair Grant Assistance**

**for  
Private Sector Housing**

January 2016



## **Introduction**

Repair Grant Assistance is a discretionary form of financial assistance specifically designed to provide funding for small-scale essential works of repair, where the defects are giving rise to an acute or serious risk to health of the occupant [s].

This leaflet gives a brief outline of the help available from Adur & Worthing Councils and sets out the eligibility criteria for the Scheme.

Home Owners who are in receipt of qualifying means tested benefits may apply for Repair Grant Assistance.

The type of work that the Council will consider funding are restricted and examples of eligible works are given in this booklet.

For further information and to make an enquiry for Repairs Grant Assistance please contact:-

Adur & Worthing Home Improvement Assistance  
First Floor  
44 Portland House  
Richmond Road, Worthing  
West Sussex  
BN11 1HS

Tel: (01273) 263112, 263307

E-mail: [home.improvement@adur-worthing.gov.uk](mailto:home.improvement@adur-worthing.gov.uk)

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If you are considering applying for a grant you should contact :-

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First Floor  
Portland House  
44 Richmond Road, Worthing  
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## **Getting advice**

It is a good idea to get advice from a qualified person when thinking about carrying out works to your property. You also need to think about how to meet the costs.

Advice can be sought from **Adur & Worthing Home Improvement Assistance**, which assists people with Grant applications as well as providing advice on alternative sources of funding for essential repairs and adaptations. (01273) 263112, 263307

## **Before applying for Repairs Grant Assistance**

You should find out the amount and type of work which needs to be done and the likely cost. Whether or not the work is funded via the Scheme, it is important to ensure that the work gets done properly and at a reasonable price.

It is also sensible to employ a reputable builder and it may be worth using one who belongs to a trade association or which operates a guarantee scheme such as those run by the Building Employers Confederation or the Federation of Master Builders.

When applying for grant assistance you will need to provide at least two detailed written estimates.

## Who can apply for Repair Grant Assistance?

An applicant must:

- Be aged 18 or over on the date of application.
- Be in receipt of a qualifying benefit such as:
  - Income support
  - Guaranteed pension credit
  - Employment & Support Allowance with an income related component.
  - Working & Child Tax Credit  
*[Max Income £15,050]*
  - Housing benefit
  - Council Tax Support
- Live in the dwelling as their only residence.
- Be owner/occupiers (holding title) or long-term tenants with a repairing responsibility under their tenancy agreement; or occupy the dwelling under a right of exclusive occupation granted for life or for a period of more than 5 years.
- Have occupied the dwelling for a minimum period of 12 months.

**You will not get a grant if you start work before the Council approves your application.**

## **What is Repair Grant Assistance available for?**

- **Works to rectify a dangerous/defective electrical installation.** A full test report is to be provided, which should list all defects found.
- **Repair/replacement of defective/obsolete boilers which provide space heating and/or domestic hot water,** if there is no alternative scheme available to fund a new boiler.
- **Repair/replacement of a defective electric immersion heater.** Where there is no other means of providing domestic hot water.
- **Works to make a property wind and watertight.** Such works may include replacement of a number of broken or missing roof tiles or slates, repairs to a leaking flat roof, repair or replacement of seriously rotten or defective external doors, repair or replacement (where beyond economic repair) of seriously rotten or defective windows. Repair/replacement of rainwater gutters which are in danger of falling.
- **Replacement of defective wall ties.** Where the structural integrity of the property has been affected. Reports will normally be required from two specialist wall tie replacement contractors.
- **Works to rectify serious rising or penetrating dampness.**

- **Works to rectify/improve internal arrangement within a dwelling, which is likely to cause serious harm to the occupants.** Such items may include –
  - Inadequate construction or disrepair of a staircase.
  - Steps down at door openings.
  - Lack of suitable working surfaces within a kitchen.
  - Provision of natural ventilation to a habitable room where none exists.
  - Repairs to flues of appliances that provide domestic hot water and/or space heating.
  - Disrepair to sinks, basins, baths and W.C.'s (where such works are not covered under Buildings insurance).
  - Replacement of lead water mains supply pipes (from stop valve to kitchen tap).

### **How will the amount of grant be calculated?**

Repair Grant Assistance is intended for essential Repairs only. The maximum amount of grant payable will be £5,000 for repairs.

Typically, within any three-year period only one application for Repair Grant Assistance will be considered, unless there are exceptional circumstances, in which case any such requests will be reported to a Grant Assessment Panel, for consideration.

### **How do I apply?**

Contact the Home Improvement Agency who are administering the Scheme on behalf of the Council. (Contact details on Page 2).

## **Checking the work**

Before paying the grant the Council will want to be sure that the work has been carried out properly and will inspect the job once it has been completed.

## **Repayment Conditions, within a five year period.**

If the property is disposed of within a five year period after completion of the works, a proportion of any grant paid will be required to be repaid, based on a sliding scale. The sliding scale of repayment shall be as follows:-

- Within one year – full repayment of the full grant amount.
- 1-2 years – repayment of 80%
- 2-3 years – repayment of 60%
- 3-4 years – repayment of 40%
- 4-5 years – repayment of 20%

## **Other financial help**

If you do not meet the eligibility criteria, or the work you want to carry out is outside the scope of Repairs Grant, there are other sources of funding available. Banks and building societies may make loans for repairs and improvements to your property. Each organisation will have its own schemes and rules. You may wish to seek the advice of an Independent Financial Advisor.

*This booklet has been produced by:*  
**Adur & Worthing Councils**  
**Housing, Health & Community Safety**  
**First Floor, Portland House, 44 Richmond Road**  
**Worthing, West Sussex. BN11 1HS**

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