



## **Decent Homes Grant Guidance Notes**

### **The Decency Standard**

A dwelling complies with the decency standard when:

- It meets the current statutory minimum standard for housing
- It is in a reasonable state of repair
- It has reasonably modern facilities and services
- It provides a reasonable degree of thermal comfort

**The Decent Homes Grant is intended for householders living outside the Council's Grant Priority Action Area.**

The grant is available to assist applicants who live outside a Priority Action Area (where the Council can award a discretionary Renovation Grant) and where the Home Repair Assistance Grant would not be sufficient, to bring the property up to the Decent Homes Standard. As successive Grants are not allowed within 10 years (regardless of the value of Grant paid) it may therefore not be viable to apply for small grants.

### **Qualifying Criteria:**

To qualify for grant assistance, applicants may need to complete a Test of Resources form. The means test takes into account all personal and financial (income and capital) information. All applicants must be over 18. A means test is not required if you are in receipt of one of the following benefits (documentation may be required):

- Income Support or Income Based Job Seekers Allowance
- Guaranteed element of Pension Credit
- Child Tax Credit where the assessed income is less than £15,050
- Working Tax Credit where the assessed income is less than £15,050
- Housing Benefit
- Council Tax Benefit
- Income Based Employment & Support Allowance

The applicant must have owned and occupied the house for at least a year up to the date of application. If the applicant is a tenant, a tenant must have a duty to carry out the work for which grant is being sought and will also be required to obtain a Landlords Certificate stating that the house will be let throughout the Grant Condition Period.

The grant is subject to detailed conditions and definitions and is awarded on a discretionary basis. Please refer to the full policy or contact us on the number overleaf.

### **Grant Conditions & Grant Amount**

The following Grant Conditions will apply throughout the Grant Condition Period which is the period of ten years following the certified date (the date on which the work is accepted as complete)

- If the house is transferred or sold, the whole grant shall be repaid. There are some exceptions which may apply in a small number of cases.
- You must maintain the house in a fit condition.
- Adequate insurance shall be maintained throughout the grant condition period.
- The house must be occupied in accordance with the Certificate of Intended Occupation lodged with the application.
- You will not normally be able to apply for a further Decent Homes Grant.
- When required, you will provide a statement giving details of who is occupying the house.

Failure to comply with any of the above will render the grant repayable on demand. The Council will be entitled to charge compound interest from the Certified Date of Completion of the grant scheme. There is no pre-set maximum limit.

**For any enquiries, please contact us on the following details:**

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Private Housing Section  
Southfields  
Loughborough  
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