



Regulatory Reform (Housing Assistance) (England and Wales) Order 2002
Summary of Assistance

Home Repair Assistance

Home Repair Assistance is intended mainly for those applicants living outside the Grant Priority Areas who cannot apply for a Renovation Grant and where a decent homes grant is not applicable. Please see the specific qualifying rules below.

Home Repair Assistance is available to assist low income applicants (either house owners or qualifying tenants but not landlords) to carry out specific essential work to their home. Applicants must be over 18 and have a valid National Insurance Number.

Successive Grants under the same category are not allowed within 5 years (regardless of the value of Grant paid) It may therefore not be appropriate to apply for small grants.

All grants are subject to detailed conditions and definitions. Please refer to the full Policy or contact us on the number given at the end of the notes.

Available Grants and Qualifying Criteria

I. Wind Weatherproof & Safe

Examples of Eligible Work

- Essential repairs to the external structure of the dwelling to prevent the ingress of wind or precipitation likely to present a significant risk to the occupant or passers by.
- Other works to the fabric of the building to remove a significant risk to the occupier or passers by.
- The grant shall be the reasonable cost of the work up to a maximum of **£4500**. All identified significant risks must be included in the application.
- There will be no repayment conditions.

2. Essential Services

Examples of Eligible Work

- work to replace a failed and unrepairable installation for the supply of hot water either to Central Heating or domestic supply (but only in cases where the applicant is not eligible for assistance under the Warm Front scheme.)
- replacement or repair of leaking underground water service pipes for which the applicant is responsible,
- replacement of dangerous gas piping,
- replacement of failed or dangerous electric wiring,
- replacement of defective drains for which the applicant is responsible.
- replacement of unhygienic or unusable sink, WC, bath or wash hand basin.
- The above works to exclude any work of routine maintenance.
- The grant will be a maximum of **£4000**
- There will be no repayment conditions

3. Hospital discharge or minor adaptation

- A representative of the Health or Welfare Authority or similar professional must support the application in writing.
- The grant will be a maximum of £1,000 and will not be available for work anticipated to cost less than £200.
- There will be no repayment conditions

Examples of Eligible Work

- Adaptation/Improvement of a dwelling for the benefit of a person with a disability in his/her own home or to enable the applicant to care for someone coming to live permanently in their property.
- Works of repair e.g. to access paths, steps, gates to make them safe for use by a person whose infirmity or disability affects their safe use of such elements.
- Repair of existing installations provided for and still in use by a disabled person.

This grant is not intended to be used for works for which should properly be part of a Disabled Facilities Grant.

Qualifying Criteria

To qualify for the above grants, the applicant must be on low income and in receipt of one of the following benefits: -

- Income Support or Income Based Job Seekers Allowance
- Guaranteed element of Pension Credit
- Child Tax Credit where the assessed income is less than £16,040
- Council Tax Benefit
- Income Based Employment Support Allowance

And be either over 60 or have a dependant child or children under 16 living at home.

In addition, if both the applicant and their partner (if they have one) are in receipt of the following benefits, they will qualify regardless of their age or having dependant children.

- Disability Living Allowance OR Attendance Allowance **where applicant has no partner living at the property or both the applicant and partner receive AA or DLA**
- Council Tax Benefit including disability premium
- Housing Benefit including disability premium
- Income Support including disability premium

In the case of Hospital Discharge or Minor Adaptation Assistance, the applicant will qualify regardless of their age or having dependant children.

4. Central Heating

Available to applicants who are over 60 and **not eligible for assistance under the Warm Front scheme**

- A **means tested** grant to assist applicants over 60 who are not eligible for a Warm Front grant but do not have any central heating, to install a basic central heating system including energy efficiency works to insulate lofts, hot water tanks, and pipes.
- The maximum grant will be **£2000** reduced in accordance with the adopted test of resources for Disabled Facilities Grant.

On completion, the property must have either: -

- Where a gas supply is available, an energy efficient gas boiler, suitably sized radiators (fitted with Thermostatic Valves) in all main living areas, an effective programmer, and have a minimum of 200 mm insulation in the loft space, insulation to the hot water cylinder (if any) and lagged hot water pipes.
- Or where no gas is available, suitably sized storage radiators in all main living areas running on Economy 7 and have a minimum of 200 mm insulation in the loft space.
- Or where neither of the above is appropriate, an alternative energy efficient system as agreed with the officer.
- There will be no grant repayment conditions.

Home Repair in Priority Areas

In Priority Areas the normal grant will be Renovation Grant.

Home Repair Assistance will be available in Priority Areas for

- a) Hospital Discharge and Minor Adaptation grant or,
- b) Central Heating grant where no other work is required to make the house fit or,

Where the applicant has owned and occupied the house for at least a year, Home Repair Assistance may be considered under any category for work which will not make the property fit, but because of the ill health of the applicant it would be too onerous to carry out all the work required under a Renovation Grant.

Contact Information	
Charnwood Borough Council Housing Renewals Southfields Loughborough LE11 2TN	Telephone 01509 634651 private.housing@charnwoodbc.gov.uk Fax 01509 232313