

Dover District Council

Regulatory Reform Order

Housing Assistance Policy and Conditions

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Dover District Council

Regulatory Reform Order 2002
Housing Assistance Policy and Conditions 2004

1. **INTRODUCTION**

- 1.1 This document details the Housing Grant Assistance Policy and Conditions of Dover District Council. The first part of the document relates to the Grant Assistance Policy made under the Regulatory Reform Order 2002 and the second part of the document details the conditions relating to these grants. This Policy and conditions are intended to be reviewed in April 2005 when a Loans Policy for housing assistance will also be considered.
- 1.2 The Policy reflects local housing conditions whose details are contained in the House Condition Private Sector Survey 2001. It also reflects the contents of Circular 05/203 as issued by the Office of the Deputy Prime Minister, and the Housing Strategies of Dover District Council.
- 1.3 The Policy reflects the need to reduce the very high levels of unfit properties in Dover; the need to encourage the re-use of long-term empty properties; to assist with minor works to assist disabled and vulnerable people to remain safely in their home and the need to reduce fuel poverty for those on low income and living in properties that lack adequate heating or insulation.
- 1.4 The Grant Conditions are to ensure that grant assistance is used as effectively as possible and provided to those persons in greatest need.
- 1.5 Any queries relating to these Policies and Grant Conditions should be referred to the Private Sector Housing Team, Environmental Health, Dover District Council, White Cliffs Business Park, Dover CT16 3PJ. Telephone Number 01304 872221.

GRANT ASSISTANCE POLICY

2. MANDATORY GRANT ASSISTANCE

- 2.1 **Disabled Grants** of up to £25,000 are available to adapt homes for disabled persons. The conditions and eligible works to be in accordance with the Housing Grants Construction and Regeneration Act 1996 and Circular 17/96. These grants are means tested and details are contained in OPDM leaflet "Disabled Facilities Grant".
- 2.2 In cases where there is an urgent need for adaptations, for example in the case of bed blocking, and where works are unlikely to exceed £5,000, priority would be given to offer a "fast track" Disabled Facilities Grant approval.
- 2.3 Statutory means test to apply and eligible works to be in accordance with statutory mandatory requirements.

3. DISCRETIONARY GRANT ASSISTANCE

- 3.1 Subject to sufficient funds being available, grant assistance to qualifying residential premises will be provided in the following cases.
- 3.2 **Disabled Home Assistance Grant** –This is only available to persons receiving a mandatory Disabled Facilities grant to: -

- Carry out essential repairs of up to £3000 to enable the mandatory disabled grant works to proceed. This grant is separate and additional to a Disabled Facilities Grant.
- Ensure that the disabled person is not in Fuel Poverty. Assistance of up to £3000 is available to carry out works to bring the property up to the Decent Homes Standard for energy efficiency and heating. Grant assistance is only available where no other assistance is available such as Warm Front Grants.

Note: An eligible person may receive both a Repair and Fuel Poverty grant to a maximum of £6000.

- 3.3 **Disabled Relocation Grant.** - In appropriate cases where a property is unsuitable for adaptation for a disabled person, a Disabled Relocation Grant will be offered up to a maximum of £10,000. This will pay for legal and moving costs and any agreed increase in the cost to purchase a more suitable property. If the new property requires adaptation, the combined maximum payable for this grant and a Disabled Facilities Grant is £25000. This is to promote value for money and ensure that the total monies paid do not exceed the maximum that would be paid under a Disabled Facilities Grant.
- 3.4 **Renovation Grant** for owner-occupiers to reduce the numbers of unfit properties. The Renovation Grant is to assist with works to make the property fit. Subject to: -
- A maximum grant of £12000.
 - The statutory means test.
 - In situations of a shortage of grant funding, such grants to be subject to an assessment to determine their priority status for approval.

- 3.5 **Home Repairs Assistance Grant** to provide assistance to vulnerable owner occupiers that live in properties that are in serious disrepair and pose a risk to the occupants or where serious deterioration of the property will or is occurring. Grants to be a maximum of £3000.
- 3.6 **Empty Property Grants** to reduce the level of long term empty properties within the private sector.
- 3.7 Empty property grants to be available to owners of properties that have been long term empty (over 2 years) to renovate/restore so property is made available for private rent at indicative rents as set by the Rent Officer. It would be preferred that properties are let through a Registered Social Landlord. The maximum amount of grant would be 70% of the eligible cost up to a maximum grant of £10,000 per dwelling.
- 3.8 **Home Energy Efficiency Grant** to reduce the level of fuel poverty by providing an energy efficiency grant which is available where there is no other grant assistance available (such as Warm Front grants).
- 3.9 The maximum grant would be £1,000. In rural areas where there is no gas available this would be increased to £2,000 where oil fire central heating is being installed. Works would include the provision of efficient heating, and insulation. These grants may be used in conjunction with other funding such as from the energy utilities. This grant would be available to:
- (a) Landlords who will be able to obtain a grant of 50% of the eligible cost up to the maximum limit. Properties must be available for letting for 5 years.
 - (b) Owner-occupiers who will be eligible for a grant if the means tested benefit or the statutory means test gives a contribution of less than £2,000. This grant would only be available for works that the applicant would not be assisted with from other Government grants.
- 3.10 **Area Renewal** - to develop policies to target assistance to areas of high deprivation and unfit and bring those properties up to the Decent Homes standard.

GRANT CONDITIONS

The following grant conditions relate to discretionary grants only. Mandatory Disabled Facilities Grants are subject to separate requirements contained in The Housing Grants, Construction and Regeneration Act 1996. Although references are made to these grants it is for the sake of completeness only.

4. BUILDINGS NOT ATTRACTING GRANT ASSISTANCE

- Properties, which are not of a permanent nature such as Houseboats, and caravans, will not receive assistance. Park Homes will be eligible.
- Sheds, outhouses and extensions such as conservatories that do not have Building Regulations approval.
- Non-residential buildings.

5. ELIGIBLE APPLICANTS

- 5.1 Eligible applicants are freeholders and long leaseholders with at least 10 years interest left in the property. Except in the case of landlords, the property must be their sole residence.
- 5.2 In the case of Disabled Relocation grant, Renovation Grant and Home Repair Assistance Grant the applicant or relative must have lived at the property as their main residence for at least 2 years prior to the application.

6. MEANS TESTING

- 6.1 All grants except landlords will be subject to a means test. **Disabled Facilities Grant, Disabled Relocation Grant, Renovation Grant and Home Energy Efficiency Grants** will be subject to the statutory means test. In cases where the person is already on a means tested state benefit, the statutory means test may not be carried out. All applicants must provide evidence to prove their income and benefits to the satisfaction of the Council and give authority for the Council to check such income.
- 6.2 In the case of a **Renovation Grant**, the statutory means test will also allow for mortgage repayments up to a maximum limit. This is currently £100 a week. This will also indicate whether the applicant can afford a loan to fund the works.
- 6.3 In the case of all discretionary grant assistance, the means test will be carried out on the owner(s) of the dwelling.
- 6.4 In determining whether a person could fund the works through an equity release scheme, the following rule will apply. If the homeowner is over 70 years old and has over £100,000 in equity, it will be assumed that an equity loan amounting to 10% of the total property equity will be obtainable.

7. **FORM OF APPLICATION**

7.1 Application for grant assistance must be on the forms prescribed by the Council. A complete application should include:

- A completed application form,
- proof of title,
- certificate of future occupation where required,
- two itemised estimates and cost of any fees,
- specialist reports, Building Regulations, Planning Permission and plans where required and
- any other details notified to the applicant before approval.

7.2 Estimates and invoices cannot be accepted from the applicant or a relative of the applicant. In some cases, a grant may be payable for material cost only towards DIY works.

7.3 A completed application should normally be made within 3 months of any grant offer. A grant offer will expire after 6 months and if a completed application has not been received by this time, the offer may be cancelled and the applicant informed in writing.

8. **ELIGIBLE WORKS**

General Conditions

8.1 Eligible works will be only those that are identified in the Council's policy which is summarised in Appendix A. Any relevant fees will also be included. Any assistance that is requested but is not eligible within the assistance policy can be considered under the appeal procedure.

8.2 **Works that have been completed before the grant has been approved will not attract grant assistance. The Council may in exceptional circumstances agree to assist such works if permission is sought before the works commence. Such permission will always be in writing and will be subject to a visit of an officer from the Council's Private Sector Housing team.**

8.3 Any costs, which would be eligible for assistance under an insurance claim or third party claim, will not attract grant assistance. In exceptional cases a grant may be given on condition it is repaid out of the proceeds of any future claim.

8.4 Works outside the curtilage of the property are not eligible for assistance unless they relate to the provision of essential services such as water, gas or electric.

8.5 Works that would attract a personal or insurance claim are not eligible.

Eligible Works for Specific Grants

8.6 **Disabled Home Assistance-**

- a) For essential works, which are associated with completing a mandatory disabled grants application. This would include repairs to a structure, which is being adapted to provide disabled facilities or upgrading its services such as electrical wiring or drainage to enable the adaptation to function properly.
- b) To improve energy efficiency. Works to include;
 - wall insulation and loft insulation where its depth is less than 100mm
 - hot water jacket
 - Heating controls including programmer, hot water thermostat, room thermostat and thermostatic radiator valves.
 - Where there is no comprehensive heating system such as central heating, a central heating system to be installed using a Condensing boiler.
 - Additional ventilation where it is deemed to be required.

All energy works to be carried out through a council approved scheme such as the KASH scheme operated by the Kent Energy Centre.

8.7 **Disabled Relocation Grant**

To meet the reasonable legal, moving and/or purchase cost of moving into alternative property, which is better suited and offers better value for money to meet the need of a disabled person. This grant will only be available to disabled persons whose home is recommended by Social Services to be adapted for their needs.

Costs that are being met by Social Services or some charitable body or any other donation from institutions will not be eligible for assistance. The grant can be used for costs not being met by these sources.

The alternative property will be subject to approval by Social Services and the Council.

The grant will not pay for any costs to provide disabled adaptations, repair or improve the new property.

8.8 **Renovation Grant**

A grant will only be approved where the property fails to meet the fitness for human habitation criteria as defined in section 604 of the Housing Act 1985.

Eligible items include:

- Works to make the property fit.
- Works to leave the property in a reasonable state of repair.
- Works to ensure the property meets the Decent Homes Standard.

It is only required that the property is made "fit" on completion of the works. In cases where a property would not be made fit after completion of the works a grant would not be approved.

8.9 Home Repair Assistance Grant

This grant is to carry out works to properties that are in a fit condition but suffer from substantial disrepair. These repairs include works to structural parts of the dwelling e.g. roof covering, chimneys, wall structure and electrics. It excludes central heating boilers and other appliance e.g. sanitary fittings.

These repairs must be serious in nature i.e. they give rise to a significant risk to health or safety or would lead to imminent structural damage to the building.

8.10 Empty Property Grants

This grant is available to assist in providing rented accommodation by carrying out works to properties that have been empty for at least the previous 2 years.

The eligible works are those that are necessary to meet the following requirements:-

- On completion, the property is required to meet the decent homes standard*,
- offer good insulation and heating standards,
- complies with the requirements of the Building Regulations,
- is in good decorative condition.
- Is provided with smoke detectors and in the case of Houses in Multiple Occupation, be provided with an adequate means of escape in case of fire.

Assistance will only be paid for decoration of new elements and not towards existing undisturbed items. The property should have suitable floor covering/finish. There will be no assistance towards carpets or domestic appliances such as cookers or fridges. The method of calculating the amount of grant assistance is detailed in Appendix B.

**The Decent Homes Standard requires the property to be fit for habitation, in good repair, insulated against noise and with modern amenities (under 20years old).*

8.11 Home Energy Efficiency Grant

Works will only attract grant assistance if they cannot be assisted through the Governments Warm Front Grant.

The works to include:

- Wall insulation, loft insulation where its depth is less than 100mm,
- Hot water cylinder jacket
- Heating controls including programmer, hot water thermostat, room thermostat and thermostatic radiator valves.
- Where there is no comprehensive heating system such as central heating, a central heating system to be installed using a Condensing boiler.
- Additional ventilation where it is deemed to be required

All works to be carried out through a council approved scheme such as the KASH scheme operated by the Kent Energy Centre. Assistance may also be given for heating through the N Power crisis scheme or similar on referral from a Health Worker.

8.12 **Area Renewal**

These are not currently available.

9. **NOTIFICATION OF GRANT APPROVAL**

9.1 The Council will notify an applicant in writing whether the application for assistance is approved or refused. The notification will be provided as soon as reasonably practicable from receipt of a completed application.

- In the case of a Disabled Home Assistance Grant, Home Repair Assistance Grant and Home Energy Efficiency Grant the grant will normally be decided within 4 weeks from a completed application subject to availability of funding.
- A Renovation Grant, Empty Property Grant and Disabled Relocation Grant approval will normally be decided within 20 weeks from a completed application.

9.2 The approval will specify the amount of grant, the amount that is ineligible for grant assistance and the applicants' contribution if any towards the eligible costs, the total cost and the expiry of the grant. **Grants are not transferable.**

9.3 In the case of refusal, the council will give the reason for refusal.

9.4 In both the above cases, the council will inform the applicant of the procedure for an appeal against the decision.

10. **AMOUNT OF ASSISTANCE**

10.1 The council will specify the maximum amount for grants. These amounts are inclusive of all costs including value added tax and fees.

10.2 If the Council is satisfied that owing to circumstances beyond the control of the applicant the work has increased in cost due to unforeseen works, they may increase the grant subject to the grant maximum and submission of estimates. Any increase in grant must be approved in writing before the additional cost is incurred.

10.3 In cases where eligible costs have reduced the grant may also be reduced accordingly and the applicant informed in writing as soon as possible.

10.4 **Any works that are started before approval will not receive grant assistance unless agreed in writing by the Council beforehand.**

11. **SUPERVISION OF WORKS**

- 11.1 The contract of employment will be between the applicant and the chosen contractor and will not include the Council. An officer from the Council's Private Sector Housing team will check the works to ensure they are carried out according to the specification of work and in accordance with good building practice. However, the Council or their officers are **not** liable for any poor workmanship nor do they provide any guarantee.
- 11.2 Where appropriate it is recommended applicants employ their own surveyor or use the Care and Repair Agency whose fees are eligible for grant assistance, subject to the grant maximums. Otherwise responsibility for supervision of the works rests with the applicant. Any works that have not been completed to an acceptable standard will be the responsibility of the applicant.
- 11.3 Where grant eligible works are not of an acceptable standard, the Council may withhold grant monies.
- 11.4 Where a surveyor or Care and Repair are not being employed it is recommended that a builder approved under the Government's Quality Mark Scheme, be used. (www.qualitymark.org.uk)

12. **CONDITIONS OF GRANT PAYMENT**

- 12.1 Assistance will only be paid if:
- a) The works are completed within the time stated in the grant approval or such further period the council may allow. This must be confirmed in writing. In the case of Home Repair Assistance and Home Energy Efficiency Grant this period is 6 months, in the case of all other assistance this is 12 months.
 - b) The works are carried out in accordance with the conditions of approval.
 - c) The assisted work is carried out by one of the contractors whose estimate accompanied the application. The Council will normally assess the grant on the lowest estimate.
 - d) The applicant completes a request for payment form that confirms acceptance and satisfaction of the completed works and that the builders are not related by blood or marriage.
 - e) The Council is provided with an acceptable invoice or receipt for payment for the works or fees. The invoice must include full details of the builder/surveyor employed including vat registration details. The applicant or a member of his family cannot submit an invoice.
 - f) The Council has been notified in advance that the works have begun. This should normally be in writing.
 - g) That the works have been completed to a satisfactory standard and in accordance with grant offer and estimates.
 - h) Any copies of specified guarantees and test certificates are submitted. All electrical work could normally only be carried out by an N.I.C.E.I.C approved contractor.

13. **PAYMENT OF ASSISTANCE**

- 13.1 Interim payments will normally be paid but these are at the discretion of the Council. The applicants' contribution (if any) will be taken into account in any payment. Normally the applicant will have to pay any contribution they may have first towards the cost of the work before any grant payments are made.
- 13.2 Payments can only be paid for work carried out and not for materials not yet used or installed. Eligible works must also be carried out to the satisfaction of the council and an acceptable invoice supplied.
- 13.3 All payments are paid direct to the builder. In appropriate situations such as for fees, payment may be made to the applicant or another third party where the applicant has already paid such costs. Where an escrow agreement exists, payment may be made to such a scheme at the agreement of both parties.
- 13.4 The total of any interim payments must not exceed 90% of the grant approved.
- 13.5 No interim payment will be paid on a Disabled Relocation Grant except after exchange of contracts.

14. **CONDITIONS RELATING TO CERTIFICATE OF FUTURE OCCUPATION**

- 14.1 A certificate of future occupation must be submitted with all grant application.
- 14.2 **Disabled Facilities Grant** conditions to be in accordance with the Housing Grants Construction and Regeneration Act 1996. (The Act). The conditions detailed below do not apply to Disabled Facilities Grant.
- 14.3 For **Disabled Home Assistance and Home Energy Efficiency Grant** an owners certificate must be submitted. This requires the applicant to confirm they have at least 10 years interest in the property and it is occupied by them or a member of their family as their main residence for 5 years from the certified date.
- 14.4 In the case of **Renovation Grants and Home Repair Assistance** the owners certificate will apply for 10 years from the certified date.
- 14.5 **Landlords** will be required to submit a landlord's certificate. This requires that the landlord has at least 7 years interest in the property and intends to have the property available for letting as a residence for 5 years from the certified date. This does not include a holiday letting or a long tenancy or to a member of the owners' family or to a person connected with him.
- 14.6 **Disposal** – It is also a condition that the grant will have to be re-paid if the property or part of it is disposed of or sold during the period of the Grant conditions covered by the certificate of occupation unless it is an exempt disposal. (See Definitions p.12)
- 14.7 The owner is required on giving 21 days notice by the Council to give a statement that the property is occupied in accordance with the grant conditions. Where the property is still subject to grant conditions, the owner must also inform the Council in writing of his intention to dispose of the property.
- 14.8 Grant conditions will be entered on the local land charge register.

15. **REPAYMENT UPON BREACH OF CONDITIONS.**

- 15.1 In the case of a breach of grant conditions the grant becomes repayable to the Council.
- 15.2 In the case of **Disabled Facilities Grant** this is in accordance with the Act.
- 15.3 In the case of other grants where an owners certificate has been given with conditions for 5 years the whole grant is repayable except in the case of an exempt disposal. In the case of a certificate for 10 years, the whole grant is repayable during the first 5 years but reduces by 10% for each further year thereafter.
- 15.4 In the case where an applicant ceases to be the owner or it appears to the Council that the applicant was not at the time of the application being approved entitled to the grant, no payment shall be made and the grant cancelled. In the case where interim payments have been paid, no further payments will be made and the council may recover any previous payments.
- 15.5 In all such cases, the applicant will be informed of the appeal procedure against any decision. The Council may in exceptional circumstances determine not to require repayment or require a lesser amount.

16. **SPECIAL CONDITIONS.**

- 16.1 In the case of a **Disabled Relocation Grant, Renovation Grant and Home Repair Assistance Grant** the certificate for occupation must also confirm the applicant has occupied the property for at least the previous 2 years (or a member of his family).
- 16.2 **Empty Property Grants** will be calculated in accordance with Appendix B.
- 16.3 **Empty property grants** are subject to assessment to determine whether they address the housing needs of the District and should receive assistance.
- 16.4 In the case of **Renovation Grants**, the dwelling must have been constructed more than 25 years prior to the date of grant application.
- 16.5 In the case of **Renovation Grants and Empty Property grants** the works must leave the property in a fit condition, free from substantial disrepair and where possible meet the Decent Homes standard.

17. **SECOND GRANTS**

- 17.1 Grants will not be paid for items of work, which have already received housing grant assistance before. Exceptions may be made, where the item has reached its normal life expectancy.
- 17.2 Only one Disabled Home Assistance Grant can be approved for each Disabled Facilities Grant approved.
- 17.3 A further Renovation Grant application on a property would not be entertained within 7 years from the certified date of a previous renovation grant.

17.4 A further Home Repair Assistance Grant can be approved to a dwelling on condition that the total grant approved under Home Repair Assistance Grants during a five-year period does not exceed £3000.

17.5 A second Home Energy Efficiency Grant for a property will not be approved.

18. **DEFINITIONS**

Vulnerable Person

18.1 A Vulnerable person is a person over the age of 65 years of age, a registered Disabled person or a person who has children living with them who are under the age of 16 years old.

Certified Date

18.2 The date when Dover District Council grants section deems the work to be satisfactory completed. This is the date from when the grant conditions commence.

Disposal

18.3 A disposal includes the whole or part of the property and is a conveyance of the freehold or assignment of the lease or the grant of a lease for more than 21 years.

Exempt Disposal

18.4 An exempt disposal is one detailed below:

- To the owner or one of the joint owners of the dwelling or to a spouse or former spouse of the owner or one of the joint owners, or a member of that persons family, or, in the case of a company, to an associated company;
- Under a will or inheritance on a death
- By court order of a domestic breakdown;
- By Compulsory Purchase Order
- Of land which is “included land” under section 184 of the Housing Act 1985;
- Of a defective house under part XV1 of the Housing Act 1985
- By way of lease extension under part 1 of the Leasehold Reform Act 1967;
- On the exercise of a right of first refusal under Part 1 of the Landlord and Tenant Act 1987 or in accordance with an acquisition order under Part III of the Act
- In exercise of the right to buy under part V of the Housing Act 1985 or the right under section 16 of that Act of the tenant of a registered social landlord to acquire the dwelling.

A disposal by a person over 70 to provide an annuity income and the person concerned is entitled to continue to occupy the premises as his or her only or main residence.

19. **APPEAL PROCEDURE**

In the event of a disagreement with a grant decision, please write to Mark Pledger, Environmental Health Manger within 14 days. We will normally write back to you within 14 Days of our decision.

If you are still not happy with our decision, you can appeal in writing within 14 days to the Grants Appeal Panel. The Grants Appeal Panel will consist of three councillors who will sit within 28 days of the date your appeal is lodged. You will be required to submit your appeal in writing and may attend the appeal to present your case.

The grants Appeal will inform you in writing within 7 days of their decision in the matter.

There is no further appeal.

These conditions are dated _____

DOVER DISTRICT COUNCIL
GRANT ASSISTANCE POLICY

SUMMARY

Type of grant available	Special conditions
<p>1. Disabled Facilities Grant (DFG)</p> <p>The Council will pay mandatory disabled facilities grants in accordance with statute. This is currently limited to £25000 maximum.</p> <p>In cases where there is an urgent need for adaptations for example in the case of bed blocking, and works are unlikely to exceed £5,000, priority would be given to offer a “fast track” Disabled Grant approval. This grant would need the support of Social Services and/or hospital.</p>	<ul style="list-style-type: none"> • Mandatory grant • Conditions in accordance with statute. • Means tested
<p>2. Disabled Home Assistance Grant</p> <p>A person who in receipt of a Disabled Grant can also obtain a grant of up to;</p> <p>a) £3000 in order to carry out essential works e.g. electrical repairs to enable the disabled facilities grant works to proceed.</p> <p>b) Up to £3,000 towards energy efficiency works. This grant may be used in conjunction with other funding. Works include insulation and energy efficient heating and controls.</p>	<ul style="list-style-type: none"> • Discretionary grant • No prior residency requirement • Repayable if property sold within 5 years.
<p>3. Disabled Relocation Grant</p> <p>In appropriate cases where a property is unsuitable for adaptation for a disabled person and it represents better value for money, a Disabled Relocation Grant will be offered up to a maximum of £10,000. This will pay for legal and moving costs and any agreed increase in the cost to purchase a more suitable property.</p> <p>If the new property requires adaptation, the combined maximum payable for both grants is £25000. This is in order to ensure value for money and that the total monies paid do not exceed the maximum that would be paid under a Disabled Facilities Grant.</p>	<ul style="list-style-type: none"> • Discretionary grant • 2-year prior residency normally required. • Repayable if property sold within 5 years.

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<p>4. Renovation Grant</p> <p>To be available to homeowners where they have no other obvious source of funding e.g. loans or Equity Release Scheme. The maximum assistance available would be £12,000 for works necessary to make a property fit. If possible the property would be required to meet the Decent Homes Standard on completion.</p>	<ul style="list-style-type: none"> • Discretionary grant • Means Tested • 2 year prior residency required. • Repayable if sold within 10 years. • where necessary, worst properties dealt with first • Property must be over 25 years old.
<p>5. Home repair Assistance Grant</p> <p>Assistance of up to £3000 for properties, which are fit, but in serious disrepair. The applicant must be a vulnerable person on a means tested benefit for at least 6 months. Where a person is over 65 and the statutory means test gives a contribution of less than £2,000 they will also be eligible.</p>	<ul style="list-style-type: none"> • Discretionary grant • 2 year prior residency required. • Repayable if sold within 10 years. • Means Tested
<p>6. Empty Property Grants</p> <p>Empty property grants to be available to owners of properties that have been empty over 2 years and are made available for private rent at housing benefit levels. Where possible it would be desirable that the properties are let through a Registered Social Landlord. The maximum amount of grant would be 70% of the eligible cost up to a maximum grant of £10,000 per dwelling.</p>	<ul style="list-style-type: none"> • Discretionary grant • Repayable if sold within 5 years. • Each scheme is subject to assessment. • Properties required to meet Decent Homes standard.
<p>7. Home Energy Efficiency Grant</p> <p>An energy efficiency grant is available where there is no other grant assistance available (such as Warm Front grants). The maximum grant would be £1,000 except in rural areas where there is no gas available and this would be increased to £2,000. Works would include upgrading to provide efficient heating, and insulation. Such a grant would be available to:</p> <p>a. Landlords to get a 50% grant up to the maximum limit. Properties must be available for letting for 5 years.</p> <p>b. Owner occupiers, there would be a grant available if on a means tested benefit or the statutory means test gives a contribution of less than £2,000. Again this would only be available for those not eligible for other Government grants and conditions would apply for 5 years.</p>	<ul style="list-style-type: none"> • Discretionary grant • May be able to use grant in conjunction with other funding

Dover District Council

DETERMINATION OF LANDLORDS' GRANTS

FOR EMPTY PROPERTIES

	<u>Points</u>
<u>HOUSES</u>	
• Areas of high demand	8
• Other areas	6
<u>FLATS</u>	
Any area	5
<u>SIZE</u>	
3 plus bedrooms	3
2 bedrooms	2
1 bedroom	1
<u>Letting through Registered Social Landlord</u>	3

Multiply points by 5 to get percentage of eligible works receiving grant assistance. E.g. a property in a high demand area with 3 bedrooms and let through a Registered Social Landlord would score 14 points (8 + 3 + 3) – Multiply by 5 to get grant percentage = 70%.

Therefore 70% of the eligible works would be given grant assistance up to a maximum of £10,000.

EXAMPLES

Renting with RSL		Private renting
3 bed house- Deal	70% (Max)	55%
3 bed house- Dover	60%	45%
2 bed flat	50%	35%
1 bed flat	45%	30% (Min)

Note: The maximum grant per dwelling is £10,000.