

London Borough of Islington

RENOVATION GRANTS FOR OWNER-OCCUPIERS 2010/11

Renovation grants are available to owner-occupiers/ for major repairs, who are on income related benefits. These include:

- A severe roof leak, serious dampness, repairs where there is a threat to your safety or a drainage problem.
- repair or renewal of a heating / hot water appliance.
- to adapt your home to enable a relative to move in because they are in need of care
- repairs or minor adaptations to enable someone to be discharged from hospital
- to obtain a specialist report stating what works are needed to remedy a complex defect e.g. electrical report or structural survey.

If you and your partner are on Income Support, Guaranteed Pension Tax Credit or in receipt of housing and or Council tax benefit the grant will pay for the adaptations up to the Maximum grant of £30,000.

If you are not on the passport benefits, the grant is subject to a means test, therefore you may have to contribute some money towards the cost of works. In some cases there may be no grant because the contribution exceeds this cost.

Can I get a Grant?

You will be eligible for a grant if:

- you have lived in your home for at least five years or
- the property was built or converted more than 10 years ago
- you are over 18 years old
- all owners/tenants are on income related benefits

Amount of grant

The grant will be registered as a charge on your property; Grants up to £10,000 there will be a 5 year grant condition. Grants up to £30,000 there will be a 10 year grant condition.

Any works eligible for funding through an insurance claim will not be grant-aided.

Reasonable fees for architects, surveyors, engineers and advisors can be included, where you can provide an estimate and an invoice for their fees.

Conditions of grant

- The grant will be registered as a charge on the property (unless it is under £1,000). The grant will need to be repaid in full if, within 5 or 10 years of the grant being certified complete, the property is sold or no longer occupied as the main residence of the applicant or a member of his or her family.

- All registered owners are required to sign an owners certificate to this effect with photographic proof being provided. Passport / photo driving licence.
- An applicant should take reasonable steps to pursue any relevant insurance or legal claim and to repay the grant, so far as is appropriate, out of the proceeds of such a claim. If, after a grant has been approved, an applicant is successful in (a) insurance claim or legal claim against another person in respect of damage to the premises to which the grant relates, or (b) a legal claim for damages in which the costs of the works to the premises is part of the claim, the applicant should notify the Council of that fact and will be required to repay the grant, so far as is appropriate, out of the proceeds of the claim
- Works must be completed within three months of approval.

The procedure for applying for a grant

Your enquiry form will be assessed and you will be advised as to whether you are likely to be eligible for a grant, if so:

1. Contact Grant Support Services with your initial enquiry. (See contact below)
2. You will need to complete the **initial enquiry form (below)** provided and return to 'grant support services', who will assess the information you provide and advise as to whether you are likely to be eligible for a grant, if so:
3. An officer will visit you to verify works needed and to check your eligibility and draft a schedule of works.
4. You will be sent a grant application form and a copy of the schedule of works needed.
5. You will need to obtain two itemised estimates for the works and send them with the application form to 'grant support services'
6. They council will approve (or refuse) the grant, within five weeks, and inform you how much grant has been approved.
7. If you change your builder, you must contact them the 'grant support services' immediately.
8. The owner(s) will need to agree to any changes to the works, which must be notified to the council in writing and signed by the owner(s).
9. Works to be completed within three months or the grant may be withdrawn.
10. Once works are complete the builder's final invoice and the all completion certificates and guarantees need to be sent to the council to with a request for the final grant payment.
11. A council officer will visit to check the works. If they are satisfactory, the final payment should be made within five weeks of the claim.

Sustainability

12. The Council supports the use of all sustainability technologies and insists on using dual flush W.Cs and aerated taps when a grant is awarded. There are additional grants for eco measures that can be applied for in addition to this grant.
13. We encourage contractors to dispose of waste at approved registered sites and to use green transport options (for example hybrid and electric vehicles) with their workers using public transport where possible. The Council encourages the use of sustainable materials and Green electricity.

Assistance

If you would like some help in this process, Origin Housing, Care and Repair can organise the works and the grant for you, if you are over 60 or disabled (see below).

Please Note:

1. All grants are subject to the availability of funding.
2. Works must not start before the grant is approved by the council.
3. If you are not eligible for a grant under this grants policy and you feel you should be, you can apply for consideration of exceptional need for a grant. Please ask grant support services for a list of criteria for exceptions to the policy.

Grants are also available for:

- A safe and warm grant may be available for Heating, insulation and security for people who are on qualifying benefits.
- Eco grants are available for water and energy saving measures.

LIST OF CONTACTS

Grant Support Services

Islington Council, 222 Upper Street, London N1 1XR

020 7527 3104

[E-mail-grants.residential@islington.gov.uk](mailto:grant-support@islington.gov.uk)

Origin Housing - Care & Repair

8 Norah Levington Court, Randolph Street, London NW1 0TS

020 7284 5473

Email: care.repair@originhousing.org.uk

Freeholders and Leaseholders

Renovation grants are available to leaseholders (as well as freehold owner-occupiers) for internal works, or those for which the leaseholder has responsibility for repair. The lease (sometimes also called a tenancy agreement) must have at least ten years to run.

If you are a council leaseholder you may have the right to a loan for charges made by the council for major works. Contact Home Ownership Services at 5 Highbury Crescent, London N7 7LP, 020 7527 7715/7720, who will be able to give you advice on these or other payment options available.