

**London Borough of Islington**  
**Grants for Landlords 2011/2012**

Grants are available from Islington Council to landlords for:

- Improvement of energy efficiency and security.
- Licensable houses in multiple occupation (HMOs) for additional kitchen and bathroom facilities as required by licence conditions.
- Category 1 & 2 hazards, where S11 or S12 Notices are served under the Housing Act 2004 for fire safety and faulty electrics.

### **1. House in multiple occupation grants**

All HMO's which are licensable under the Housing Act 2004 will be eligible for a grant. It will apply to HMO's of three or more storeys, occupied by five or more people. This will be for the provision of extra kitchen and bathroom facilities.

#### **HMO Funding**

If your licence includes conditions requires the provision of extra kitchens and bathroom facilities, grant aid can be paid towards the provision of these facilities and for additional individual fitments.

The maximum grant will be £10,000 for each HMO. The reasonable cost for the work will be calculated by the council.

#### *Conditions*

The property must have planning permission for use as an HMO.

Grants are not available where HMO's are to be converted to self-contained flats

### **2. HHSRS Grant**

Housing Health and Safety Rating System Grants are available for Category 1 & 2 hazards, where S11 or S12 Notices are served under the Housing Act 2004 for Fire safety and/or Faulty electrics.

#### **HHSRS Funding**

The maximum grant will be £5,000 of reasonable cost for each element.

### **3. PLEASE Grant - energy efficiency and security grants**

Grants for energy efficiency and security measures are available to all private landlords under the PLEASE scheme (Private Landlords Energy Award Scheme).

#### *Please grant funding*

A grant will be available amounting to 50% of the cost of installing measures to meet the energy efficiency and security standard.

#### **Grant Terms**

You must ensure that all works are started and completed within the expiry date of any statutory notice; otherwise your grant will be withdrawn.

The grant must be claimed within 2 weeks of completion. Final payment is paid subject to receipt of Invoices, certificates and guarantees e.g. building control certificate

No interims payments will be made.

## **Grant Procedure**

A full application must be submitted within three months of receiving notice/schedule to carry out works. Failure to submit an application in the period will exclude you from applying at a later date.

An application comprises of two estimates for the works, planning permission or a certificate of lawful use and other documents as stated on the application form.

Once a full application is received, the Council will approve (or refuse) your application and inform you of the amount of grant, within four weeks.

The builder, who estimated for the works on application, must carry out the works. If you change your builder, you must contact grant support services.

## **Advice**

On completion a Council officer will inspect to ensure all works have been satisfactorily completed for grant purposes. However, it is important that you, as the owner of the property, you are satisfied with the work. If not, you must discuss your concerns with your builder or agent.

We advise you to employ an architect or surveyor to assist you in the process. Lists of architects and surveyors can be obtained from grant support services.

Resident landlords, who are over 60 or disabled, can get assistance from Origin Home Improvement Agency.

## **What conditions apply to the grant?**

On completion of works and before payment of the grant:

- The requirements of the conditions on the licence must be met
- The HMO must meet the Energy Efficiency and Security Standard (see attached)
- A copy of the current building insurance certificate must be submitted with the payment claim
- The landlord or appropriate person must be accredited under the London Landlords' Accreditation scheme (LLAS) before grant is paid.

During the three years following the final grant payment:

- The property has to remain in same ownership and available for residential letting for 3 years. A signed certificate of compliance for letting will be required prior to approval of any grant
- The Property must be covered by building insurance
- Certificates for safety of gas installations and for the automatic fire detection system to be sent to the Council annually

## Sustainability

The Council supports the use of all sustainability technologies and insist on using dual flush W.C's and aerated taps when a grant is awarded. There are additional grants available for other eco measures for insulation of solid surfaces that can be applied for in addition to this grant.

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 supports the use of sustainable materials and "Green" electricity.

## Exceptional cases

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.

## Useful Contacts

Grant Support Services Islington Council 222 Upper Street London N1 1XR Email: <a href="mailto:grants.residential@islington.gov.uk">grants.residential@islington.gov.uk</a> Tel: 020 7527 3104	The Energy Advice Team Islington Council 222 Upper Street London N1 1XR Email: <a href="mailto:energy.advice@islington.gov.uk">energy.advice@islington.gov.uk</a> Tel: 0800 512 012
Planning Enquiries Islington Council 222 Upper Street London N1 1XR Tel: 020 7527 2774 Email: <a href="mailto:planningenquiries@islington.gov.uk">planningenquiries@islington.gov.uk</a>	Building Control Services Islington Council 222 Upper Street London N1 1XR Tel: 020 7527 5999 Email: <a href="mailto:building.control@islington.gov.uk">building.control@islington.gov.uk</a>

If you are a resident landlord and are over 60 or disabled, you can get assistance from:

## Origin Improvement Agency

Origin Housing,  
8 Nora Leverton Court,  
Randolph Street,  
London NW1 0TS  
Email: [care.repair@originhousing.org.uk](mailto:care.repair@originhousing.org.uk)  
Tel: 020 7284 5473

**You should not assume that you will get a grant until you have received written approval from the Council. All grants are subject to the availability of funding**

## ENERGY EFFICIENCY AND SECURITY STANDARD

**Central Heating** – Dwelling to have gas central heating with a programmer, room thermostat and thermostats on all radiators. Where a new boiler is installed, it should be a condensing boiler (discounts may be available, contact the Green Living Centre below). Consideration should be given to replacement of any boiler over fifteen years old.

There is now a legal requirement in building regulations to install gas condensing boilers for all new gas boiler installations. However it may be difficult to ensure an adequate flow rate in HMO's with more than three occupiers. Landlords will therefore need to either install a large combination condensing boiler or supplement the boiler with a mains pressure hot water storage unit or similar.

Examples of models of these options are either a condensing boiler with integrated hot water mains pressure hot water storage. This normally takes a foot print of 600mm x 600mm and will be 120mm high (about the size and shape of a washing machine). Alternatively a condensing boiler can be supplemented with a “*Mega flow*” mains pressure hot water storage installation or similar. *N.B. Any information about products does not amount to a recommendation by the council.*

**Insulation** to be provided to all lofts and hot-water tanks, Flat roofs, solid walls, and cavity wall insulation should be applied for under an Eco grant. The level of insulation to be to the Building Regulation Standard.

**Windows** – Any replacement windows, except wooden double-hung sash windows, which are replaced, are to be double glazed and all windows and external doors to be draught stripped. (Please note that planning permission and building control approval may be required for replacement of windows).

Windows on the ground floor, or accessible from a flat roof or a wall, need to have key-operated locks. Where possible, they are to be lockable in a slightly open position to allowing ventilation. Any louvre windows should be replaced.

**Front entrance doors** (including internal entrance doors to flats) to have a rim automatic deadlock, a hand operated five lever mortice dead lock (*snib*) and a cowl to the letterbox. The locks should be fitted so they cannot be easily operated by any potential intruder breaking a part of the door or within arms distance from any glass transom, or letter box.

**Smoke Alarms** – all dwellings to contain a minimum of one smoke alarm per floor connected to the mains electricity supply.