

Safe and Warm Grant Policy 2021-22

(for owner-occupiers on qualifying benefits, means tested or with severe health related conditions)

A Safe and Warm grant is aimed to improve or provide heating, insulation and security measures for qualifying owner-occupied properties up to a maximum of £2,500.

Measures that can be funded individually

- replace broken boilers (Gas Safe report required highlighting problems).
- replacement of gas boilers that are F or G sedbuk rated (approx. 20 years old).

Other measures considered for funding when a new boiler is installed (but not alone).

- draught proofing to doors and windows and loft insulation
- solid wall and flat roof insulation
- heating controls and smoke alarms
- security measures e.g. mortice locks, door viewers/chains and window locks.

Eligibility

Grant assistance is available for a household claiming the following qualifying benefits or if over 60 with severe health related conditions.

- Income Support
- Income based employment and support allowance (not contribution- based ESA)
- Guaranteed pension credit (not savings credit alone)
- In receipt of housing benefit
- Working tax credit or child tax credit where your income for the purpose of tax credits assessment was below £15,050
- Council Tax Benefit (does not include single occupancy reduction)
- Child Tax Credit (household income less than £15,050)
- Disability Living Allowance
- Attendance Allowance
- Disablement Pension Credit (must include constant attendance allowance)
- Income based job seekers allowance, (not contribution based JSA)
- War Disablement Pension (must include either a mobility supplement or constant attendance allowance)
- Universal credit
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Severe Health Related Conditions (over 60's)

Medical G.P. or NHS documentation is required

- Dementia or severe mental illness
- Respiratory disease
- Cardiovascular disease
- Autoimmune disease
- Haemoglobinopathies

Means Testing

Should your household not be on qualifying benefits or qualify under severe health related conditions you will have to provide financial documentation to calculate a 'Means Test' on your household. This may calculate if you may have to contribute some money towards the cost of works, or in some cases, you may not be eligible for a grant if your contribution exceeds the cost of works.

Grant Procedure

- Contact the Grant Team 020 7527 3104 or Energy Advice team (0800 953 1221) energy.advice@islington.gov.uk
- The teams will ask some questions to assess if you qualify.
- If your boiler is not working they will ask you to provide a 'Gas Safe' report identifying the problem or the need for replacement.
- The grant team will then arrange a grant officer to visit you. On their visit they will inspect your boiler and property for any energy improvements to your home and send you with a schedule of recommended works.
- During this visit they will require documentary evidence of your qualifying benefits or health related conditions or you can provide this with your application.
- Once eligibility has been confirmed a grant application will be given at the visit or sent for you to complete. If you require assistance to complete the application, please contact the grant team.
- Owners should submit a completed application with two itemised estimates for the works.
- Once the grant team receive a complete grant application, they will inform you of approval or refusal of your application within 10 working days
- If you are a leaseholder, you may need freeholder permission to carry out the works. This is required as part of your grant application.
- You will need to consult planning and leasehold services (for Islington Council leaseholds) for permission of alterations to the boiler flue outlet.
- On completion of works a Grant officer will inspect to ensure all works have been satisfactorily completed for grant purposes. However, as the owner of the property, if you are not satisfied with the work you must discuss your concerns with your installer /contractor before payment.
- You must claim the grant within 2 weeks of completion. This must include contractor's invoice, gas, electric certificates, any guarantees, building control certificate, building insurance and planning/leasehold services consent (as required). Final payment will be delayed or refused if you do not submit the appropriate paperwork.

The Contractors Estimates must show:

- The contractor's name, address and contact details
- The contractor Gas Safe registration number
- The contractor's VAT number (only if they are VAT registered, not all contractors are)
- The address where the work would be carried out
- A full breakdown of the proposed work. This should include an itemised list of all materials and labour with a cost given for each item, and a clear indication of the amount of VAT (if they are charging VAT)

A Complete Grant Application must include:

- A fully completed application form dated and signed by all owners of the property.
- Photographic proof of identity, for example passport or photo driving licence showing signature, for each owner.
- A copy of a recent benefits entitlement letter for all owners.
- Professional documentation of health related condition (if applying under this rule).
- An owner's compliance certificate, fully completed, dated and signed by all owners of the property
- Freeholder permission (if required)
- Planning permission (if required)
- Two fully **itemised** estimates from different builders for the cost of carrying out the specified works. (Non-itemised estimates will not be accepted).
- If you do not submit **all** of the following relevant information your application will be delayed as it cannot be processed or approved.
- There are limited funds for this grant, therefore it is important to provide all the information required, as delays may result with the funds being awarded to other applicants who submit a full application.

Grant Conditions

- This grant does not apply to Islington owned or Housing Association properties.
- You must **not** start work or assume you have funding until written approval from the Council is given.
- You will need to initially fund the works or discuss the terms with your contractor as a grant can only be paid on satisfactory completion of the works and a Gas Safe Safety Certificate must be submitted.
- The Installer must be Gas Safe registered. Please visit: www.gassaferegister.co.uk to check that your Installer is registered. Works to the gas installations and supply pipes must comply with current Gas Safety Regulations.
- Confirmation of a comparative home insurance claim refusal may be required.
- The grant will be registered as a charge on the property. Therefore, the grant will need to be repaid in full if the 5 year grant conditions are breached, the property sold or is no longer occupied as the main residence of the applicants. All registered owners are required to sign an owner's certificate agreeing to these terms.
- Replacement heating boilers must be new (min) A rated (+90% Low Nox) gas boilers.
- The type/size of boiler installed should be determined by the size of your property and current heating system. Consult with your installer for options and boiler types.
- An asbestos assessment must be carried out by the contractor
- Electric boilers are not eligible under this scheme.
- No grants can be approved for works under £500
- The scheme excludes commercial and residential/commercial combined systems.
- Works must be completed in 2 months of approval or the grant will be withdrawn
- The Council encourages the use of local Installers/contractors.
- The scheme will only fund the replacement of equipment deemed necessary i.e. radiators may only be replaced and funded if they have a defect that affects the installation/ working of the boiler.

Grant Conditions

- It is the owner's duty to maintain the boiler system following completion. A continued annual service must be carried out to the boiler system by a gas safe engineer. Failure to carry this out may affect your warranty and prohibit any future grant claims.
- Please consider all options before signing to proceed with the grant. Should you cancel the grant at any stage you may incur charges for surveying/admin/ contractor fees.
- The property must be covered by building insurance
- Applicants must take reasonable steps to pursue any relevant insurance or legal claim. If a claim is secured, the grant must be repaid out of the claim proceeds.
- Any works involving new pipework or electrics will be surface mounted due to the expense of lifting floors, redecoration etc. The grant will not fund: Full decoration, boxing-in of pipe work, radiator replacement (unless damaged or leaking), gas connection where there is currently no gas supply, lifting of carpets, flooring or moving furniture/kitchen units to conceal pipework.
- VAT can be included in the grant providing the contractor provides a valid VAT number at the time the quote is submitted. In some cases, VAT can only be agreed at the rate of 5%, in accordance with HMRC guidelines on grant aided energy works. Please note, not all contractors are VAT registered.
- All grants are subject to the availability of funding and on a first full application basis

If you are a Council Leaseholder, you may require permission to carry out certain works to your home, including repositioning of a boiler flue. Contact:

Home Ownership Services, 5 Highbury Crescent, N7 7LP Tel: 020 7527 7715/7720
www.islington.gov.uk/housing/council-homeowner-services

Islington Council Contacts for reference

Islington Council (Main Switchboard) **020 7527 2000**

- **Grants Team** Islington Council, Public Protection, 222 Upper Street, London N1 1XR
Tel: 020 7527 3104 Email: grants.residential@islington.gov.uk
- **Occupational Therapy Services**, 222 Upper Street, London N1 1XR
(Access Team) Tel 202 7527 2299, Email: occupational.therapy.service@islington.gov.uk
- **Energy Advice Team (SHINE Team)**
The Exchange, Watkinson Road, London N7 8HW. Tel 020 7527 2121
Email: energy.advice@islington.gov.uk _SHINE www.islington.gov.uk/shine
Health & well-being, OT/ telecare, health checks smoke alarms, security, befriending, quit smoking. Money debt income, FIT, WHD / Watersure Energy advice, energy doctor, switching etc. Housing advice, handyperson service referrals
- **Handyperson Service** Islington Council has a handyperson service that can assist with some minor works. Contact Tel: 0800 694 3344, option 5 or from a mobile: 020 7527 5400, option 5: Repairs.handyperson@islington.gov.uk for further details
- **Building Control Services**, Islington Town Hall, Upper Street, London N1 2UD
Tel: 020 7527 5999, Email: building.control@islington.gov.uk
- **Planning Enquiries**, Islington Town Hall, Upper Street, London N1 2UD Tel: 020 7527 6743, Email: planningenquiries@islington.gov.uk
- **Home Ownership Services**, 5 Highbury Crescent, N7 7LP Tel: 020 7527 7715/7720
www.islington.gov.uk/housing/council-homeowner-services