

Appendix B

Summary of 2011 changes to the Private Sector Housing Assistance Policy 2006.

1.0 General

- 1.1 This document describes the major changes to the Private Sector Housing Assistance Policy 2006, and should be read in conjunction with the 2011 revised policy (appendix 2).
- 1.2 Where necessary, all statistics have been updated to represent current knowledge, in particular statistics produced by the Private Sector Housing Condition survey 2010 and the Empty Property Survey 2010.
- 1.3 Contact details have been updated where necessary.

2.0 Home Repair Grants and Loans

- 2.1 The home repair grant has been reduced to £3,000 and the interest free loan increased to £27,000, The maximum amount of assistance is £30,000. The maximum loan is registered at HM land registry, and must be repaid on disposal of the property. No changes have been made to the required qualification or conditions of this grant or loan.
- 2.2 With the withdrawal of the Lewisham Warmer Homes Grant, and the concluding of the SELHP Coldbusters grant, the replacement of old, inefficient boilers has been brought into the scope of the Home Repair Grant or loan.
- 2.3 A clause to vary the amount of grant or loan depending upon the availability of funding has been included.

3.0 Emergency Home Repair Grant

- 3.1 The maximum amount of grant has been increased to £2,000 to take into account the increased cost of carrying out small building works and repairing fixed equipment provided for disabled people. No changes have been made to the required qualification or conditions of this grant.
- 3.2 The Home Security Grant has now been included within the scope of this grant.

4.0 Warmer Homes Grant

- 4.1 The Warmer Homes Grant was managed by an external agent on a three year contract. The scheme was extended by twelve months and completed in 2010. This grant has therefore been withdrawn and the scope of this grant

included within the Home Repair Loan. Qualification is as the Home Repair Loan.

5.0 Warm-Front Top Up Grant

5.1 The government Warm-Front Grant will finish in 2013 . However, the recent changes to the appointed managing agents, has resulted in their inability to be able to provide us with adequate documentation. This grant has therefore been withdrawn.

6.0 Renewable Energy

6.1 Renewable energy systems have continued to develop. The original policy supported solar thermal panels which continue to be the most popular type of renewable energy system installed. However, recent increases in fuel prices, and the generous feed-in tariffs for electricity production using photo-voltaic panels has seen an increase in this type of system. The revised policy widens the scope of the grant to include any other form of renewable energy systems that are found to be worthwhile.

7.0 Home Security

7.1 The Home Security Grant has been withdrawn. The scope of this grant is now included within the Emergency Home Repair Grant.

8.0 Handyperson Service.

8.1 A basic gardening service has been introduced.

8.2 A clause regarding introducing a nominal charge for the service has been included if it becomes necessary to charge in the future.

9.0 Disabled Facilities Grant

9.1 The Disabled Facilities Grant is mandatory. The maximum mandatory amount has been changed to £30,000 in accordance with legislation.

9.2 Recent changes to legislation enable Local Authorities to recover a proportion of grant if the property is disposed of within 10 years. Up to £10,000 of Disabled Facilities Grant can be recovered of any grant over £5,000. The grant is registered as a local charge.

10.0 Disabled Adaptation Loan

10.1 No change.

11.0 Private Landlords

11.1 The maximum grant has been reduced to £3,000 for single occupied houses and £6,000 for houses in multiple occupation. No changes have been made to the required qualification or conditions of these grants.

12.00 Help with moving

12.01 No change.

13.0 Terms and Conditions

13.01 A £50 fee introduced for Emergency Home Repair grants for providing a schedule of works or for arranging the repair of fixed equipment provided for disabled people.