

Property Enhancement Grant

How much grant will be awarded?

Although there is no limit on the number of applications you can make for your property there is a maximum of £6000 available in a three year period.

The grant will normally be based on the lowest of the two estimates submitted with your application.

How long will it take to approve the grant?

We will aim to approve complete applications within six weeks of receipt. You will be notified of the amount of grant you are entitled to, the work it is for and the contractor on whose estimate the grant has been based.

It is important that you do not start work until you have received written permission. If you do, you may not receive any grant.

When will the grant be paid?

The grant will be paid once all the work is complete and inspected.

The grant can either be paid direct to the contractor or to yourself. If you choose to have the grant paid to yourself, it will be your responsibility to ensure the contractor is paid.

Are there any conditions to the Property Enhancement Grant?

Yes. Repayment conditions are attached to the Property Enhancement Grant. The grant will normally be repaid in full when the property is sold or transferred to another owner within 5 years from payment of the grant. After this period the repayment liability will be reduced by 1/5th for every subsequent year up until the end of year 10, after which any liability will cease.

In some circumstances this condition may be waived.

How to contact us

If you require help or advice on Property Enhancement Grants you can contact:

Vale & Dale Home Improvement Agency
Thornborough Hall
Moor Road
Leyburn Tel: 0845 200 8646

Environmental Health Services
Hambleton District Council
Civic Centre, Stone Cross
Northallerton
DL6 2UU
Tel: 01609 779977
Email: EHealth@hambleton.gov.uk



The text of this leaflet is
available in large print

HAMBLETON
DISTRICT COUNCIL

Making life better

What is a Property Enhancement Grant?

The Property Enhancement Grant is a small grant available to help vulnerable people with repairs to their property in order to prevent homes falling into disrepair.



Who can apply for a Property Enhancement Grant?

To apply for the grant you or your spouse (or common law spouse) must be:

(a) in receipt of one the following benefits:

- ◆ Guaranteed Pension Credit
- ◆ Council Tax Benefit
- ◆ Housing Benefit
- ◆ Income Support
- ◆ Income Based Job Seekers Allowance

And

(b) You are the owner or part owner of the property or the tenant of a private landlord. If you are the owner, you must have owned and lived in the property as your main home for a period of three consecutive years before the date of your application. The same period applies to tenants but you must be responsible for repair work to the property.

And

(c) Your property must be more than 10 years old.

What type of work will a Property Enhancement Grant be available for?

Any repairs to the property for defects that are hazardous or can affect the health of the occupants. These could include:

- ◆ Severe penetrating or rising dampness
- ◆ Unsafe electrical wiring
- ◆ Collapsing floors
- ◆ Unsafe fires, boilers or flues
- ◆ Collapsing floors
- ◆ Unsafe staircases

If this type of work is required additional items relating to energy efficiency and security may also be included.

What type of work will a Property Enhancement Grant NOT be available for?

The grant will not cover work that is routine maintenance, cosmetic or only energy efficiency. For example:

- ◆ Painting and decoration
- ◆ Cleaning gutters
- ◆ Replacement of broken glazing
- ◆ Loft insulation

For advice on energy efficiency schemes, please contact:

Energy Advice Centre
Tel: 0800 512 012

Home Energy Efficiency Scheme
Tel: 0800 952 1555

How do I apply?

If you think you may be eligible to apply for a Property Enhancement Grant, application forms are available from Vale & Dale Home Improvement Agency who can help and advise applicants in applying for grant assistance.

The Agency can help you in completing the application form and obtaining the necessary quotations for the work from contractors. Although they make a charge for their services, this can be included in the amount of grant awarded. Details on how to contact the Agency are given below.

Vale & Dale Home Improvement Agency
Thornborough Hall
Moor Road
Leyburn
DL8 5AB
Tel: 0845 200 8646

Although you are under no obligation to use Vale & Dale Home Improvement Agency, we would strongly recommend the use of their services as we will not accept any application that is incomplete. This may delay your access to grant assistance.

Alternatively application forms are available from Environmental Health Services. Details on how to contact us are on the back of this leaflet.

Estimates from two contractors will be required along with proof of benefit and proof of ownership of the property as part of the application.