

Section 8: Repairing and improving privately owned housing

8.1	COUNCIL REPAIR AND IMPROVEMENT GRANTS.....	100
8.1.1	AVAILABILITY	100
8.1.2	REPAIR GRANTS.....	100
8.1.3	IMPROVEMENT GRANTS.....	101
8.1.4	STANDARD AMENITY GRANT	101
8.1.5	LEAD PLUMBING	101
8.1.6	DISABILITY GRANTS	101
8.2.	APPLICATION PROCESS	102
8.2.1.	APPLICATIONS FOR IMPROVEMENT GRANTS (INCLUDING DISABILITY GRANTS).....	102
8.2.2.	APPLICATIONS FOR ERADICATION OF RISING DAMP AND ASSOCIATED REPAIRS	102
8.2.3.	APPLICATIONS FOR STANDARD AMENITY/IMPROVEMENT GRANT (INCLUDING DISABILITY GRANT)	102
8.2.4.	APPLICATIONS FOR REPAIRS GRANTS.....	103
8.2.5.	APPLICATIONS FOR ERADICATION OF WET/DRY ROT AND ASSOCIATED REPAIRS.....	103
8.2.6.	IF THE WORK IS TO BE CARRIED OUT BY THE APPLICANT	103
8.3.	APPROVAL OF THE GRANT APPLICATION	103
8.4.	CONSERVATION GRANTS	104
8.5.	INSULATION AND DRAUGHTPROOFING GRANTS.....	104
8.6.	GRANTS FOR INSTALLATION OF CENTRAL HEATING.....	105
8.7.	GRANTS FROM THE POWER COMPANIES.....	105
8.8.	GRANTS FOR INSTALLATION OF RENEWABLE TECHNOLOGIES.....	105
8.9.	ENERGY EFFICIENCY ADVICE.....	106
8.10.	ANGUS CARE AND REPAIR	106
8.10.1.	THE SAFE AS HOUSES INITIATIVE	107

Section 8: Repairing and improving privately owned housing

8.1 Council repair and improvement grants

The Council operates a number of grant schemes to help people living in owner-occupied or privately rented housing to meet the costs of having their homes repaired, improved or adapted. The Home Energy Efficiency Scheme offers home insulation and draught-proofing grants and Angus Care & Repair runs the local care and repair project primarily aimed at disabled and older owner occupiers on low incomes.

8.1.1 Availability

Improvement and Repair Grants may be available for houses which are over 10 years old. They may be available to owner/occupiers of property or to tenants with security of tenure within the Angus Council area. A tenant has to be responsible for the works, the subject of the improvement grant application for a period of two years prior to the date of the application. This does not apply to repairs grants.

8.1.2 Repair grants

These are not mandatory grants. These grants are for major repairs such as:-

- roof repairs;
- structural wall and chimney head repairs;
- eradication of wet and/or dry rot;
- replacement of unsafe electrical wiring;
- installation of mains powered smoke alarms;
- provision of adequate heating systems;
- provision of adequate thermal insulation;
- in a building in common ownership, installation of:-
 - a fire door at the entrance to each house;
 - a main door entry phone system

but does not include such items as replacement of windows, doors, rhones, downpipes and cosmetic stonework. The maximum eligible amount is £12,600 with the maximum grant being 50%, i.e. £6,300. These grants are subject to a test of resources unless a minimum percentage grant can be given.

For applicants who are eligible for assistance by Angus Care & Repair, windows, rhones and downpipes are allowable under the grant scheme.

If you are eligible for assistance by Angus Care & Repair, the maximum eligible amount increases to 100% of £12,600 subject to a test of resources. The facility for an applicant to receive 50% of the eligible cost (minimum percentage grant) without a test of resources is available.

For details of the test of resources please contact the Building Control Section on 01307 473506.

8.1.3 Improvement grants

Improvement grants are made available at the Council's discretion - they are **not mandatory grants** - to bring privately owned property, which is assessed as being Below the Tolerable Standard (BTS), back into good condition and permanent residential use for at least 5 years after the grant is paid. Eligible works include:

- The provision of kitchen and bathroom where none exists
- The structural upgrading of kitchen and bathroom in sub-standard extensions
- The eradication of rising and penetrating damp and associated repairs
- The improvement of a private water supply deemed not to comply with the Private Water Supply (Scotland) Regulations 1992.

The maximum eligible amount is £12,600 with the maximum grant being 50% of this, i.e. £6,300.

In the case of ruinous property, to be eligible for Improvement Grant, a disused property must, at the time of application, have at least 50% of its roof existing (structure and covering) and four walls intact (at least to eaves height), at least three of which must be retained after improvement. It is permissible for the whole of the roof to be replaced as part of the rehabilitation works.

Properties being extended with the aid of Improvement Grant attract various criteria with regard to the design of any extension proposed. It is advised you contact the Building Control Section of Angus Council at an early date to ascertain the criteria applicable.

8.1.4 Standard amenity grant

The Council is obliged to make a Standard Amenity Grant available to help meet the costs of installing essential items - like a bath, shower, WC or wash hand basin – in an occupied private property which does not have them and which otherwise would meet the tolerable standard.

8.1.5 Lead plumbing

This rate for grants to replace lead plumbing is subject to a test of the applicant's resources and can be available at a rate up to 75%. The grant for the replacement of lead plumbing is subject to the lead content exceeding the EU maximum (certified by the Environmental and Consumer Protection Department of Angus Council).

The Council awards a minimum percentage grant of 50% of the eligible cost of replacing a water supply pipe where the lead content of the supply exceeds the limit set by the EU. To ascertain whether your water supply has a lead content exceeding the EU limit please contact the Environmental & Consumer Protection Department of Angus Council who will arrange to have your water supply tested.

8.1.6 Disability grants

These grants are for the permanent adaptation of a house to suit the needs of a disabled person. Before appointing an Architect to prepare plans the person should consult with their Occupational Therapist to ascertain their suitability. The application should be made in the same manner as for Improvement Grants. The application should be accompanied by a letter/report from an Occupational Therapist stating that the works are essential. A VAT Exemption Certificate issued by the Social Work Department should be submitted along with the application. The maximum eligible amount for disability grants is £20,000. A minimum percentage grant of 50% of the eligible costs can be paid out without recourse to a test of resources. If the applicant wishes to apply using the test of resources a grant greater than 50% may be paid. If the applicant or his/her partner are eligible for Income Support (IS), Income based Jobseekers Allowance (I-JSA) or the Guarantee element of Pension Credit (GPC) they can be passported in to receive a grant of 100% of the eligible cost. In this instance no further information or calculation is necessary other than to demonstrate they are in receipt of one of the above benefits.

8.2. Application process

- Contact Angus Council Planning & Transport Department (Building Control Section) at St James House, St James Road, Forfar, telephone 01307 473506 who will be happy to provide information and guidance on what grants may be available.
- If the renovation appears to be grant-eligible but the applicant would like a site visit before making a formal application, then they must write to the Council at the above address giving their name, address and a basic description of what improvement works needs to be done to the property.
- Officials will then contact the applicant to arrange and make a visit to assess the grant-eligible improvement works required and explain the application process etc.

8.2.1. Applications for improvement grants (including Disability Grants)

Should be accompanied by: -

- Two priced Bills of Quantities in support of the lowest estimate
- One priced Bill of Quantities in support of the second estimate
- Plan showing existing layout
- Plan showing proposed improvements

8.2.2. Applications for eradication of rising damp and associated repairs

Applications should be accompanied by: -

- two competitive detailed estimates and survey details from recognised firms offering a satisfactory 30 years guarantee.

8.2.3. Applications for standard amenity/improvement grant (including disability grant)

Applications for Standard Amenity/Improvement Grant (including Disability Grant) (where the estimated cost of work does not exceed £10,000) should be accompanied by:-

- Two detailed itemised estimates
- Plan showing existing layout
- Plan showing proposed improvements

8.2.4. Applications for repairs grants

Applications for repairs grants should be accompanied by:-

- Two competitive detailed estimates for the work
- Plan showing the area of wall/roof etc. to be dealt with
- A copy of any form of Guarantee to be offered.

The detailed estimates must show itemised Builder's quantities broken down to show the compilation of the total cost. The wall/roof plan, etc. should be drawn to scale or show dimensions.

8.2.5. Applications for eradication of wet/dry rot and associated repairs

The application form should be accompanied by two competitive estimates and survey details from recognised firms offering a satisfactory 30 years guarantee.

8.2.6. If the work is to be carried out by the applicant

The application form should be accompanied by:

- Two priced "Materials Only" Bills of Quantities in support of the lowest estimate
- One priced "Materials Only" Bill of Quantities in support of the second estimate
- Plan showing existing layout
- Plan showing proposed improvements

Please note: **NO** allowance can be made for the applicant's own labour.

8.3. Approval of the grant application

- Approval of the grant application normally takes 4-6 weeks.
- Once the applicant has received approval for the renovation work, the building work is expected to be completed within 12 months.
- The work in progress is inspected once or twice by staff from the Council's Building Control section.

Please Note: -

- No works can commence until Title Deeds to the property have been produced and approval of Grant issued. The applicant should ensure that they have any other requisite consents, such as Building Warrant and/or Planning Permission.
- It is a condition of grant that the work be carried out according to the details contained in the approved application. Applicants should note that breach of this condition could

invalidate the approval of grant. If it is found necessary to carry out additional works once the work has commenced, work must cease immediately, and the approval of the Council is required before work is allowed to continue. For the approval of additional works the Council should be contacted on Tel: - 01307 473506.

- Any change of Contractor or a decision by the applicant to carry the work out themselves must be authorised in writing by the Council.
- Grants will not be paid until the Council is advised of completion of work, and the works are completed to the satisfaction of the Building Control Manager. Full details are available from the Building Control Section.

8.4. Conservation grants

In recent times Angus Council's Conservation Grant scheme has been re-focussed to a considerable extent. The previous range of grants for general household repairs and small-scale repair/replacement works are no longer available, and the current funding system does not cover normal repair and maintenance work.

Further Information

For further information about the conservation of Angus's built heritage, please contact: -

Paul Mitchell – CONSERVATION OFFICER

Tel No: 01307 473507

Fax No: 01307 461895

E-mail: MitchellP@angus.gov.uk

8.5. Insulation and Draughtproofing Grants

The **WARM DEAL** grant is available from the Scottish Executive and is managed through EAGA Partnership Ltd. It can provide loft-insulation, cavity wall insulation, draughtproofing, tank and pipe lagging, low-energy lightbulbs and energy efficiency advice. The grant, of up to £500, is available to anyone owning or renting a home provided that the applicant and his/her partner is in receipt of one of a range of statutory benefits. The list of benefits includes Income Support as well as Pension Credit and Child Tax Credit (income of less than £15,050). If you are over 60 and not on any of the benefits listed you are entitled to a 25% grant towards the total cost. The work is carried out, in this area, by following approved installers:

SCARF Energy Services
1 Cotton Street
ABERDEEN
AB11 5EE

Tel: 01224 213005

Tayside Energy
Unit 4, 14 Dunkeld Road
Perth
PH1 5RW

Tel: 01738 633344

Claverhouse Group
4-6 Staffa Place
Dundee
DD2 3SX

Tel: 01382 828828

8.6. Grants for installation of central heating

The Scottish Executive's five-year plan for installing central heating in the homes of all pensioners and social housing tenants in Scotland is now under way. Any householder over the age of 60 is eligible for a grant for installation of central heating if their house does not have an existing system. Besides central heating, the package includes insulation for loft, walls and cold-water tank and pipes, draft proofing, and energy advice.

The managing agent for the private sector part of this programme is Eaga Partnership Ltd, who also manage the Warm Deal. To qualify for the grant, applicants from the private sector must be aged 60 or over and must have lived in their home for at least a year. The home must have no central heating system, or a system that is broken beyond repair. The Scottish Executive announced an extension to this programme to provide free full central heating to anyone aged **80 or over**, who currently has **partial** or **inefficient** central heating. Anybody who meets the basic criteria can apply for the grant without being subject to eligibility criteria, and previous applications for Warm Deal or other grants are disregarded.

Tenants of Housing Association properties should approach their landlord about applying on their behalf.

Private sector applicants can apply for the grant simply by telephoning Eaga's Customer Service Advisers free on the Central Heating Programme Freephone line on 0800 316 1653. Staff will then quickly assess eligibility for the programme and arrange for a Home Energy Adviser to visit and discuss details.

8.7. Grants from the power companies

There are various grants available, from the utility companies, towards insulation measures. The level of grant payable can be up to 70% of the total cost and varies according to the main fuel you use. Information can be obtained through your supplier, Angus Council's Home Energy Management Officer or the local Energy Efficiency Advice Centre.

8.8. Grants for installation of renewable technologies

The energy saving trust has launched the Scottish Community and Householder Renewables Initiative (SCHRI), which provides a grant of 30% towards the installation of various renewable technologies in the domestic sector, such as solar water heating and micro wind power. For further information, guidelines, or to request an application form contact the SCHRI Hotline on 0800 138 8858.

8.9. Energy Efficiency Advice

If you would like any further information on the Warm Deal grant, the Central Heating Programme or help with other grants please contact one of the following:

Louise Hutton
Home Energy Management Officer
Angus Council
Housing Department
Market Street
FORFAR.
DD8 3WH
Tel: 01307 461460 Ext 3985
E-Mail: huttonl@angus.gov.uk

The Home Energy Management Officer can provide help and advice regarding any issues that relate to energy efficiency. This help is available to all residents in Angus.

Help and advice is also available through **Tayside Energy Efficiency Advice Centre** who are based in Dundee and can be contacted on **0800 512 012**

8.10. Angus Care and Repair

Angus Care and Repair is a home-based service for owner-occupiers and private tenants. Angus Care and Repair arrange housing repairs, improvements and adaptations to enable people aged over 60 and disabled people of any age to remain at home in their own community.

The service helps clients by assessing the works that are necessary within their home and liaising with the client to decide which works should be carried out. (Often clients are unable physically or emotionally to cope with, or do not wish to carry out all the repairs needed). It is sometimes necessary to liaise with other agencies such as Social Works Occupational Therapists for advice on the best solution for the client if they are disabled. Once the extent of the works are agreed Care and Repair advises the client of the availability of grants or other sources of finance to fund the works. Building Warrants and Planning Permission are then applied for and obtained if necessary and quotes are sought from contractors of the client's choice.

On receipt of the tenders, Care and Repair help clients to apply for Council grants, loans or charitable donations as necessary. Once the finance is secured for the works a contractor is appointed and building works commence. If the works are extensive, Care & Repair can advise about temporary accommodation for the client. Care and Repair monitors the contract and has regular meetings with the client to keep them updated.

Once the works are complete and the client is settled back in their home, a follow up \ after care service can be conducted i.e. checking insurance's are adequate, referring for further advice on benefits or home helps. Care and Repair will also advise clients who have decided not to proceed with the building works, they can be given advice regarding re-housing if that is their choice.

Care and Repair helps clients to carry out various repairs such as; house extensions, a downstairs bedroom and level access shower for disabled clients, roof repairs, damp/rot works, internal bathrooms, replacement windows and central heating.

The Repair and Improvement Grants available for the Council are now means tested up to 75% of £12600. Disabled Adaptations grants are also means tested up to 100% of £20000. More information is available through Angus Care & Repair or the Council's Planning & Transport Department.

Angus Care and Repair also run a small repairs service. Care and Repair employs a tradesperson to carry out minor repairs for clients such as changing a tap washer, clearing out gutters, fixing a lock or easing a door. Labour and transport is provided free and the client only has to pay for the cost of the materials needed to carry out the repair.

For more information contact: -

Angus Care and Repair
79 Castle Street
Forfar
DD8 3AG

Tel: 01307 463232
Fax: 01307 461619

8.10.1. The Safe as Houses Initiative

The Safe as Houses initiative is a partnership between Angus Care & Repair, Angus Council, Tayside Police and Tayside Fire Brigade. The initiative is available to older, disabled or low-income clients or people who have been a victim of crime or have a fear of crime. A free crime prevention survey is carried out by Tayside Police and recommendations are made to improve the safety and security of your home. Any items recommended by the police which are contained in the Safe as Houses Pack will be delivered and fitted free of charge by Angus Care & Repair.

The items contained in the Safe as Houses Pack are as follows:

- 5 lever mortice lock;
- Timer switch;
- Message in a bottle;
- Door chain;
- Door viewer;
- First Aid Kit;
- Crime Prevention booklet;
- Smoke Detector;
- Low energy light bulb.