



Home Repair Assistance Grant



Introduction

Home Repair Assistance Grant (HRAG) is a discretionary form of assistance, designed to provide practical help through a grant for small-scale works of repair, improvement or adaptation to a dwelling, houseboat or mobile home.

This document briefly describes the help available and how to go about applying for a grant.

Who can apply for Home Repair Assistance?

Grant assistance is available to owner occupiers, and in some circumstances, tenants of private landlords.

To qualify for a grant, an applicant must:

- be aged 18 or over on the date of application;
- live in the dwelling as their only or main residence;
- have an owner's interest in the dwelling, or be a tenant of the dwelling and have an obligation under their tenancy agreement to carry out the works that are subject of the application;
- be in receipt of a relevant income-related benefit , or have a total household income of £20,000 per annum or less.

What is Home Repair Assistance Grant available for?

Applications for Home Repair Assistance Grant will be considered for the following:

- a) To remedy essential repairs or conditions that interfere materially with the personal comfort or security of an elderly, vulnerable or disabled occupant.
- b) Remedial action to remove a Category 1 hazard where a property is occupied by a person falling within the defined vulnerable group for that hazard.
- c) Essential and significant repairs to the basic fabric or services of residential mobile homes.
- d) Energy efficiency works, where applicants are not eligible for assistance under another third party scheme e.g. Energy Company Obligation (ECO)

¹A category 1 hazard is a serious hazard affecting the occupants of a property under the Housing Health and Safety Rating System <https://www.gov.uk/government/publications/hhhrs-operating-guidance-housing-act-2004-guidance-about-inspections-and-assessment-of-hazards-given-under-section-9>

For the purposes of this policy, elderly is defined as anyone who is at or above the state pension age at the time of the application

For the purpose of this policy, in assessing vulnerability, regard will be had to the National Institute for Health and Care Excellence's quality standard 'Preventing excess winter deaths and illness associated with cold homes' <https://www.nice.org.uk/guidance/qs117>

Who can apply for Home Repair Assistance?

Grant assistance is available to owner occupiers, and in some circumstances, tenants of private landlords.

To qualify for a grant, an applicant must:

- be aged 18 or over on the date of application;
- live in the dwelling as their only or main residence;
- have an owner's interest in the dwelling, or be a tenant of the dwelling and have an obligation under their tenancy agreement to carry out the works that are subject of the application;
- be in receipt of a relevant income-related benefit , or have a total household income of £20,000 per annum or less.

Before applying for a grant

You will be responsible for engaging a contractor to carry out the works and you will need to be ensure that the works are carried out to a satisfactory standard.

It is a good idea to get advice from a qualified person when considering the need to carry out any works on your property. You should also consider how best to meet the costs. Whether or not the work is grant-aided, it is important to ensure that the work gets done properly and at a reasonable price. It is also advisable to employ a reputable builder.

How will the amount of assistance be calculated?

Home Repair Assistance Grant is intended for small-scale works. Only works that meet the eligibility criteria are eligible. The assistance is limited to £5,000 within any three-year period and is subject to certain conditions.

Multiple applications can be made as long as the level of assistance does not exceed £5,000 in any three-year period.

How do I apply?

Make an enquiry to the Council:

Tel: 01462 474000

On-line: <https://northhertfordshire-self.achieveservice.com/MyServices>

In person: Council Offices, Gernon Road, Letchworth Garden City, Herts SG6 3JF

We will aim to contact you within three working days to arrange for an officer to visit your property to assess what works are eligible for assistance.

Following the visit to your home, a schedule of works eligible for assistance, together with an application form and other documentation you will need to support your application, will be sent to you.

You must not start works that you are seeking grant assistance for until the grant has been formally approved. The Council will not approve a grant for works that have already commenced or have been completed.

An application is only valid if it is made on the form provided by the Council for the purposes and if it includes all the information required.

When applying for assistance, the Council will require at least one written estimate before deciding on the cost of the works eligible for grant. The Council will only approve what it considers to be reasonable costs for carrying out the proposed works. If you are intending to carry out works yourself or to ask a relative or friend to do so, the Council will normally only pay the cost of materials.

Grant approval

The Council aims to notify you of the outcome of your application within 3 weeks from its receipt. Once you have received approval, the works must be completed within 4 months.

Grant payment

The grant will only be paid when the Council is satisfied that the work has been satisfactorily completed in accordance with the grant approval. Note, however, that you or your agent are responsible for ensuring that your builder meets the standard **you** require.

The grant can only be paid on provision of an acceptable invoice, demand or receipt of payment for the works.

The Council will only pay the grant on completion of all works.

The Council will normally pay the grant to you but can pay your contractor directly if you authorise this in writing.