

**St Albans**  
**City and District Council**

**Home Repair**  
**Assistance Grant**

**Private Sector Housing Grants**  
**Housing Services**

## **What is a Home Repair Assistance Grant?**

The Home Repairs Assistance Grant is a discretionary grant for essential, small scale works. This grant is targeted at elderly people as it enables small scale work to be carried out, with the minimum of paperwork, so that the person can remain in their own home.

## **What works are eligible?**

The following type of work is eligible for Home Repair Assistance grant funding:

- Repairs necessary for remedial work under the Housing Health and Safety Rating System (HHSRS).
- To carry out essential repairs or remedy conditions that interfere materially with the personal comfort of the occupier;
- Repairs to services and the building to prevent risk to health and safety of the residents;

The following examples of work could qualify for grant funding:

Roof and chimney repairs; replacements or realignment of guttering; repair to windows and doors; remedying problems caused by damp; replacement of seriously defective fittings; work to remedy substantial plumbing or drainage problems; electrical rewiring; and render/repointing.

## **How much assistance is available?**

Home Repair Assistance grant funding could provide help to a maximum of £5,000 over any 3 year period.

## **Who can apply for a Home Repair Assistance Grant?**

To be eligible for a Home Repair Assistance Grant the applicant must be over 70 years of age and in receipt of one of the following income-related benefits.

Income Support  
Guarantee Pension Credit  
Job Seekers Allowance (Income Based)  
Council Tax Benefit  
Housing Benefit

Applicants under the age of 70 years are eligible for HRA grant if they are registered disabled and in receipt of one or more of the above benefits.

In addition applicants must also satisfy one of the conditions below:

- Owner-occupiers who have owned and occupied the property for at least 3 years.
- Private tenants aged 70+ years, under a protected tenancy with contracted obligations to pay for repairs.

A private tenant will need the landlord's agreement (in writing) to have the works carried out. Grant aid will not be given for work which is the landlord's responsibility to carry out.

All applicants must have occupied the property for which they are applying for assistance for a period of at least 3 years.

Please note: Council housing tenants are not eligible.

If you are not eligible for a Home Repair Assistance Grant please see other assistance available at the end of this leaflet.

### **How do I apply for a Home Repair Assistance Grant?**

If you would like to find out whether you and the work you propose will qualify for grant aid please telephone Improvement Grants on 01727 819446.

Please note that there are certain procedures that must be adhered to before you will receive assistance. Grants are not available for work already carried out. You must not start any work before you have received grant approval, otherwise you could forfeit the grant.

Residents who wish to apply for a Home Repair Assistance Grant should contact JRB Home Solutions Ltd on 01727 825784/07837385624 or S Gurd Property Solutions on 01462 648785/07818440876. These are local agents that help an applicant through the grants process.

## **Other Assistance Available**

### **Adaptations**

Herts County Council has a Minor Works scheme (limited to £1000) to adapt homes for ease of access for the elderly or disabled, such as door entry systems, ramps and handrails. (Larger items such as stairlifts will only qualify for Disabled Facilities Grant.). To find out more call:

**01438 737400 for Adult Care Services, or,  
01438 737500 for Children, Schools and Families**

In exceptional circumstances some small-scale adaptations may be funded by HRA Grant aid. These will require a referral of need from an occupational therapist.

For more extensive disabled adaptations a Disabled Facilities Grant may be available from St Albans City and District Council.

### **Security**

Hertfordshire Home Safety and Security Service (HHSS) provide a home security service. This includes fitting of security measures like locks, door chains and spy-holes. Expert advice is given on staying safe and secure in your own home.

The service is free of charge to anyone who is an actual or potential victim of home burglary in at least one of the following categories:

- Aged 60 years or over
- Single parents

Vulnerable or housebound.

All other users are requested to make a donation to cover the cost of the materials.

### **HHSS is operated by SAFE in the St Albans District area**

**SAFE, 126 Great North Road, Hatfield, Herts, AL9 5JZ**

**Tel: 01707 255711**

### **Fire Protection**

Hertfordshire Home Safety and Security Service (HHSS) carry out fire safety checks on behalf of the Hertfordshire Fire and Rescue Service. This includes installing smoke alarms where none are fitted and checking existing installed smoke alarms.

**HHSS is operated by SAFE in the St Albans District area.  
SAFE, 126 Great North Road, Hatfield, Herts, AL9 5JZ  
Tel: 01707 255711**

**Further fire safety support is offered from Hertfordshire Fire and Rescue Service by calling free on 0800 587 3347.**

### **Home Insulation**

St Albans City and District Council are working with neighbouring Local Authorities in Hertfordshire and Essex to provide discounted loft and cavity wall insulation to privately owned, leasehold or rented homes. By insulating your loft and cavity walls you can save around £250 per year on your annual energy bill (based on an average sized 3 bedroom house).

#### **Cavity Wall or Loft Insulation is now:**

- **FREE for those in receipt of qualifying benefits or over 70 years old.**
- **£148 for all other homeowners and private tenants.**

Offers are subject to the availability of funding and a technical survey.

Climate Energy acts as managing agent to the Hertfordshire and Essex Energy Partnership (HEEP) scheme, to oversee the specification of works, appointment of contractors, grant payments, marketing and programme reporting.

Enquiries and applications can be made via FREEPHONE **0800 980 6026** or by visiting [www.heepgrant.org](http://www.heepgrant.org).

**This leaflet can be obtained in alternative formats, eg. in braille, large print, on audio tape, or e-mail by contacting the council's public relations section on tel: 01727 819316**

اس میگزین کے مضامین کے اپنی زبان میں ترجمہ کے بارے میں اگر آپ ایک کونسل آفیسر سے بات کرنا چاہیں تو برائے مہربانی ٹیلیفون نمبر 01727 819463 پر ممتاز رحیم سے بات کریں۔

আপনি যদি এই ম্যাগাজিনের বিষয়-বস্তুর বাংলা ভাষায় অনুবাদ নিয়ে কাউন্সিলের কোন একজন অফিসারের সাথে আলাপ করতে চান, তাহলে মমতাজ রহিমকে 01727 819463 নম্বরে ফোন করুন।

**St Albans District Council,  
St Peter's Street,  
St Albans AL1 3JE  
Telephone: 01727 866100**



[www.stalbans.gov.uk](http://www.stalbans.gov.uk)

