

St Albans District Council are able to provide a range of grants to help owner occupiers improve/repair/stay in their homes. All such grants are means tested.

A renovation grant is available to enable applicants to carry out larger scale repairs/improvements to their homes. There is no maximum limit for grant payment.

ELIGIBLE APPLICANTS

Any home owner who has lived in the property for over three years. A tenant who has responsibility to carry out repairs, and has lived in the property of over three years may also apply.

The applicants will be subject to a means test to assess how much the applicant must contribute to the cost of the works.

ELIGIBLE WORKS

The following type of work is eligible for a Home Renovation Grant.

To make a dwelling fit for human habitation according to the fitness standard in Section 604 of the Housing Act, 1985. A house is

unfit if it fails one or more of the following;-

- it is not structurally stable;
- it is in serious disrepair;
- it suffers from dampness prejudicial to health;
- it does not have an adequate supply of wholesome water;
- it lacks satisfactory facilities for the preparation and cooking of food;
- it does not have a suitable located WC.;
- it lacks a suitably located bath or shower and wash hand basin, each with a hot and cold water supply;
- it does not have an effective drainage system.

If the home fails to meet the fitness standard above the following items will also qualify for grant aid.

To put a dwelling into reasonable repair which will improve the property to a more satisfactory standard.

To provide energy conservation measures where the applicant is not eligible for Home Energy Efficiency Scheme.

To provide heating to the property (i.e., living rooms, hallway, and landing.)

To provide satisfactory internal arrangement.

EXAMPLES

- the installation of any standard amenity for the first time, namely a bath, wash hand basin, and sink, all of which should have a hot and cold water supply with adequate drainage. The installation of a WC., together with a cold water supply and adequate drainage. The grant would include the building of a new bathroom if required.
- re-roofing of a property where the roof is in very poor condition, the installation of a new electrical

installation where the existing one is in a dangerous or poor condition.

- the construction of a new kitchen where the existing kitchen is so small that it is dangerous or inadequate. This will normally apply to kitchens below 60 sq.ft., but may vary according to the current kitchen design.
- home insulation such as loft insulation, lagging of pipes and tanks, draught-proofing, and cavity wall insulation. If the windows and doors are in a poor condition and require replacement, double glazed units will be eligible.
- where there is poor internal arrangement such that occupants must pass through one bedroom to get to another, or through one bedroom to reach the bathroom.

WHAT DO I DO NEXT ?

For an informal chat on whether you and the work you propose will qualify for grant

aid please telephone the Improvement Grants Assistant on 01727 819446.

“Anchor Staying Put St Albans” can assist older, disabled or vulnerable home owners or private tenants to apply for grant aid to repair, improve or adapt their home. Please telephone 01727 846856 for further information.

Please note that there are certain procedures that must be adhered to before you will receive assistance. Grant is not available for work already carried out.

Leaflets are available for:

- Renovation Grants - larger scale work necessary to improve/repair a house.
- Disabled Facilities Grants - to adapt a house for occupation by a disabled resident.
- Home Repairs Assistance - for small scale repairs.
- Anchor Staying Put - St Albans - help for older, disabled or vulnerable home owners or private tenants who need help to repair, improve or adapt their home.
- Energy Efficiency in Your Home - summary of current energy saving schemes.

Rev01/04/06/1999

GRANTS FOR OWNER OCCUPIERS *House Renovation Grants*