

## HOUSING RENEWAL POLICY 2007 – 2010

## Proposed Changes to Existing Policy

ASSISTANCE AVAILABLE UNDER EXISTING POLICY	PROPOSED CHANGES (WHERE APPLICABLE)	REASONS FOR CHANGE	PROPOSED AVAILABILITY
<p>1. DISABLED FACILITIES GRANT – DFG</p> <ul style="list-style-type: none"> <li>• Provided to adapt the home of a disabled person to meet their access needs.</li> <li>• Grant of up to £25,000, subject to means test.</li> <li>• No post grant conditions attached.</li> </ul>	<p>None apart from removal of requirement for means testing where application is in respect of a disabled child (Statutory change introduced in December 2005).</p>	<p>DFGs are prescribed by statute and are a mandatory entitlement.</p>	<p>City wide.</p>
<p>2. DISCRETIONARY DISABLED FACILITIES GRANT.</p> <ul style="list-style-type: none"> <li>• Available where the eligible cost of the works exceeds the maximum Mandatory Disabled or where a property cannot practically be adapted to meet the needs of a disabled person.</li> <li>• The amount of Discretionary Disabled Facilities Grant will be the cost of the work in excess of the DFG maximum and for works which are recommended by an Occupational Therapist from Social Services.</li> <li>• The amount of grant is</li> </ul>	<p>Re-designation as “DISCRETIONARY ADAPTATIONS ASSISTANCE”</p> <p>Reduction in length of the period for which the Land Charge remains in force from 25 years to 5 years.</p>	<p>To ensure that Service Users are aware of choices available.</p>	<p>City wide.</p>

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<p>registered with the Land Registry and repayable if the property is sold within 25 years.</p> <ul style="list-style-type: none"> <li>No interest is added to the amount of grant.</li> </ul>			
<p>3. DISCRETIONARY RELOCATION ASSISTANCE.</p> <ul style="list-style-type: none"> <li>Relocation Assistance is available where it is not reasonable or practical to adapt the home of a disabled person.</li> <li>The maximum amount of assistance is £25,000.</li> <li>The property which the disabled person wishes to move to must have been approved by an OT from Social Services,</li> <li>The assistance is not repayable if the applicant or disabled person moves out or the property is sold.</li> </ul>	<p>Re-designated as "DISCRETIONARY DISABILITY RELOCATION ASSISTANCE"</p>	<p>Re-designation to differentiate from relocation assistance which will need to be fully developed for potential clearance action.</p>	<p>City wide</p>
<p>3. MINOR REPAIRS GRANT</p> <ul style="list-style-type: none"> <li>Provided to help older home owners with minor repairs to their homes.</li> <li>Grant of up to £2500 in any 5</li> </ul>	<p>Re-designate as "MINOR WORKS ASSISTANCE".</p> <p>Extend scope of works to include repairs or minor adaptations to enable NHS hospital in-patients to be</p>	<p>Description changed to reflect a wider range of work eligible for assistance.</p>	<p>City wide</p>

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<p>year period.</p> <ul style="list-style-type: none"> <li>Available to any resident homeowner of at least 60 years of age and in receipt of one of the main income related benefits.</li> </ul>	<p>discharged.</p>		
<p>4. GROUP REPAIR SCHEMES</p> <ul style="list-style-type: none"> <li>Implemented by the Council to renovate and improve the external fabric of blocks of houses.</li> <li>Owners contribute 25% of the cost of the works to their property. (Registered Social Landlords – 50%).</li> <li>Optional means test for owner/occupiers resident for 2 years or more.</li> <li>3 year condition period during which the property must not be disposed of or left vacant. Also owner must pay their agreed contribution.</li> </ul>	<p>Re-designate as “BLOCK IMPROVEMENT SCHEMES”. Extend scope of eligible works to include internal works required to meet the Decent Homes Standard. Assistance not payable to landlords for works which are required to meet statutory minimum standards.</p>	<p>Designation changed to reflect extended scope of eligible works.</p>	<p>Designated housing improvement areas.</p>
<p>New form of assistance.</p>	<p>5. HOME RELOCATION ASSISTANCE.</p> <p>New form of assistance. Available where houses are purchased in Housing Improvement Areas or elsewhere for clearance action (or strategic acquisition prior to</p>	<p>Need for comprehensive compensation and relocation assistance package for owners and occupiers to both ensure the success of clearance programmes and to properly consider the needs of people affected.</p>	<p>City wide</p>

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	<p>clearance action being formally declared).</p> <ul style="list-style-type: none"> <li>• Market Value compensation offered to owners.</li> <li>• Assistance with identifying suitable replacement property for purchase for current homeowners (including shared ownership options).</li> <li>• Assistance with locating suitable properties in the Council, RSL or private rented sector for tenants.</li> <li>• Payment of other statutory compensation amounts (e.g. Home Loss) whether action is formal or by agreement with the owner.</li> </ul>		
<p>5. EMPTY PROPERTY GRANT</p> <ul style="list-style-type: none"> <li>• Available only to new owners of long term vacant properties where rehabilitation would not be financially viable without assistance.</li> <li>• Amount of grant determined on acquisition cost, cost of refurbishment and whether the property is situated within the boundary of a Housing</li> </ul>	<p>Re-designate as "EMPTY PROPERTY ASSISTANCE"</p> <p>Assistance will be in the form of a loan for up to 5 years in circumstances which are the same as Empty Property Grants on the following terms:</p> <ul style="list-style-type: none"> <li>• Applicant checked for credit worthiness and ability to meet repayments.</li> <li>• Loan will be at 0% interest.</li> <li>• 15-30% of the principal loan</li> </ul>	<p>Government policy encourages local authorities to make loans available instead of grants.</p>	<p>City Wide.</p>

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<p>Improvement Area.</p> <ul style="list-style-type: none"> <li>The Council's Grant Review Panel will make recommendations for amount of assistance approved (if any).</li> </ul>	<p>amount will be written off at the end of the loan period subject to repayments being made satisfactorily.</p> <ul style="list-style-type: none"> <li>The property must be maintained in the layout as approved for the loan to prevent subdividing into flats or bedsits.</li> <li>Where there is default on repayment during the first 2 years, interest at 3% will be added to the loan.</li> <li>Where there is default on repayment in the remaining period of the loan after the first 2 years the write-off element will be withdrawn.</li> </ul>		
<p>New form of assistance.</p>	<p>6. "DECENT HOMES ASSISTANCE"</p> <p>Grants to assist vulnerable homeowners to meet the Decent Homes Standard where a referral has been received from Warmfront or are within the boundary of the Rosehill Market Renewal Area. Assistance will be in the form of a grant on the following terms:</p> <ul style="list-style-type: none"> <li>Maximum grant for eligible works of £10,000 or 12,000 within the Rosehill Market Renewal Area.</li> <li>The owner's contribution will</li> </ul>	<p>Government policy is to increase the numbers of vulnerable people in the private sector living in properties which meet the Decent Homes Standard.</p> <p>The Rosehill Market Renewal Area has been shown through House Condition Survey to have particularly poor housing standards.</p>	<p>Main assistance available City Wide. Enhanced conditions available in the Rosehill Market Renewal Area.</p>

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	<p>be means tested through the test of resources.</p> <ul style="list-style-type: none"> <li>Grant conditions will apply for 5 years (3 years if the property is in the Rosehill Market Renewal Area). 100% of the grant will be repayable if the property is disposed of within 2 years (1 year in the Rosehill , 50% if disposed of in the remaining condition period.</li> </ul>		
New form of assistance.	<p>7. LANDLORD ACCREDITATION ASSISTANCE.</p> <p>Grants to landlords to meet the Decent Homes Standard where the owner is a full member of a Council Landlord Accreditation Scheme. Assistance will be in the form of a grant on the following terms:</p> <ul style="list-style-type: none"> <li>Maximum grant for eligible works of £7,500 for properties in designated housing improvement areas and £6000 outside of these areas or 50% of the eligible cost (whichever is the lower).</li> <li>Grant conditions will apply for 5 years. 100% of the grant will be repayable if the property is disposed of within</li> </ul>	<p>Government policy is to increase the numbers of vulnerable people in the private sector living in properties which meet the Decent Homes Standard.</p> <p>The incentive is intended to drive up the standards of management of properties in the private rented sector.</p>	To landlords who are full members of Council Landlord Accreditation Schemes.

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	<p>2 years, 50% if disposed of in the remaining 3 year period.</p> <ul style="list-style-type: none"> <li>Assistance is not available for works which are required to meet the statutory minimum standard.</li> </ul>		
<p>8. HANDYPERSON SERVICE</p> <ul style="list-style-type: none"> <li>Provided to help older home owners with minor repairs, falls prevention works, security improvements and preventative maintenance to their homes.</li> <li>Available to any resident homeowner of at least 60 years of age and in receipt of one of the main income related benefits.</li> </ul>	No changes proposed		City wide.
<p>9. MAINTENANCE ADVICE</p> <ul style="list-style-type: none"> <li>Advice on preventative maintenance to homes to avoid higher future repair costs.</li> <li>Advice available on the Council's website and booklets.</li> <li>Available city wide but targeted at people who have benefited from works carried out in Group Repair Schemes.</li> </ul>	No changes proposed except that people benefiting from Block Improvement Schemes and Decent Homes Assistance will be specifically targeted.		City wide.

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<p>10. DERBY HOME ENERGY ADVICE SERVICE</p> <p>Provided to help people be aware of grants and other assistance available through Warmfront, energy suppliers, etc to improve the energy efficiency of the property and reduce levels of fuel poverty.</p>	No changes proposed		City wide