

## **APPENDIX A:**

### **GRANT CONDITIONS: DECENT HOMES GRANTS / WARM FRONT GRANTS**

#### **A1 DECENT HOMES GRANT - DISCRETIONARY**

A Decent Homes Grant is discretionary and may be made available for the improvement or repair of dwellings which is/are in excess of 10 years old at the time of the application being made to the Council. It may be made available to vulnerable owners and vulnerable qualifying tenants as defined in DCLG's publication 'A Decent Home: Definition and guidance for implementation' and landlords of tenanted properties. If he/she has a duty to undertake the relevant works which is identified within the tenancy agreement signed and dated at the time of taking up the tenancy.

There is a three year prior ownership or residence requirement. This does not apply in respect of applications received in respect of the following

- dwellings sited within investment areas
- the conversion of dwellings or other buildings
- the provision of fire precautions or means of escape
- such other circumstances as the Council sees fit.

#### **Certificates**

The Council shall not entertain an owners application unless it is accompanied by an owners certificate or in the case of a landlord or qualifying tenant a certificate of intended letting and/or a tenants certificate.

#### **Value of a Decent Homes Grant**

Maximum £30,000 unless indicated otherwise within the content of this document.

#### **Conditions**

It is a condition that the property/dwelling be occupied in accordance with the certificate of future occupation submitted at the time of application.

It is a condition that if an owner/s of the premises to which the application relates makes a relevant disposal the assistance (grant) including interest where relevant thereon be repaid to the issuing authority.

Such conditions will be registered against the dwelling in the land charges register.

## **Repayment Conditions and Mechanisms**

All discretionary Decent Homes Grants will become repayable by the recipient or the owner of the property for the time being. Repayment will be calculated on the following basis.

- Commencing with the certified date years 1 – 5 will be calculated on the principle sum plus compound interest added annually and charged at the prevailing borrowing rate paid by the Bassetlaw District Council.
- Should the property be sold within 12 months of the completion of the grant works one years interest will apply
- From year 6 onwards the Council will only require the repayment of the principal sum which will exclude any fees charged by the Bassetlaw District Council in the provision of the in-house agency service or on behalf of other professional services.

It should be noted that the requirement to repay can be challenged by the person/party responsible for making the repayment. Representations should be made to the Head of Environment and Housing or other delegated Officer who will determine the outcome of the appeal.

Any representation requesting full or partial waiving of the charge must be received by the Council within 21 days of the date of the notice to repay being issued.

## **WARM FRONT GRANT (TOP UP) – (DISCRETIONARY)**

Where the costs of works exceed the Warm Front Grant an application may be made for a Discretionary Top Up grant from the District Council up to a maximum of £5000

### **Conditions**

There are no conditions regarding repayment of the grant