

Appendix A3

COMMON PARTS ASSISTANCE (DISCRETIONARY)

Works eligible for consideration relate to the common areas of a building containing flats where at least three quarters of the flats are occupied by a person or persons who occupies the accommodation as their only or main residence. There can be a landlords common parts application or a tenants common parts application. Tenants would require a power to carry out the works either under the terms of their lease or have the permission of the landlord to undertake the requisite works.

Certificates

All applicants are required to sign a certificate stating the nature of their interest in the building or flat and certifying that the required proportion of the flats are occupied by occupying tenants.

Value of Common Parts Assistance (Grant)

Maximum £10,000 per one property apportioned between applicants.

Conditions

Tenants Application:-

There are no conditions as to future occupation of the building.

Landlords Application:-

It is a condition that if the owner/s of the premises to which the application relates makes a relevant disposal within 5 years the assistance (grant) including interest thereon be repaid to the issuing authority.

These conditions will be registered against the dwelling/s in the land charges register.

Repayment Conditions and Mechanisms

All discretionary Common Parts Assistance (Grants) will become repayable by this grant recipient (landlords application) 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.

It should be noted that the requirement to repay the grant can be challenged by the person/party responsible for making the repayment. Representations should be made to the Head of Environment and Housing Services 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.