

### Qualifying criteria, conditions and amount of assistance available from a Renovation Grant in the Penarth Central Renewal Area

This series of Fact Sheets sets out the qualifying criteria, conditions, and types of assistance that are available for properties in the Penarth Central Renewal Area.

For more information contact the Area Renewal Office at 88 Glebe Street Penarth Tel. 029 2070 5638 or the Grants Office at 2-8 Holton Road Barry Tel. 01446 709814.

For more information on grants available in other parts of the Vale of Glamorgan please contact the Grants Office as set out above.

If you are considering carrying out repairs or renovation to your home you must contact the Grants Office or the Penarth Central Renewal Area office **before** you start work. **If you start work without grant approval then assistance will not be available.**

Most forms of assistance will be available after the completion of Group Repair on a house, but some e.g. Emergency Grant, Home Repair Assistance grant and Home Safety Grant are available before.

#### Other Fact Sheets

Regeneration Grant 2

Emergency Repair Grant 3

Home Repair Assistance Grant 4

Home Safety Grant 5

Problem Vacant Property Grant 6

Conversion Grant 7

#### Special points of interest:

- New Home Safety Grant now available.
- Emergency Repair Grants for urgent works.



## Renovation Grant

Renovation grants will generally follow on from Group Repair works and are used to bring the inside of a property up to a reasonable standard with a 15-year life.

Renovation grants are given for works to make the property fit for habitation (these could include installation of a Damp Proof Course, electrical rewiring, relaying floors, renewing dangerous ceilings and energy efficiency measures including heating etc.)

The amount of grant awarded to owner-occupiers will be based on a means test and there will be a maximum grant of £20,000.

Landlords will be awarded a 75% grant up to a maximum of £20,000 for a single dwelling or 75% grant up to a maximum of £10,000 per unit of accommodation for houses in multiple occupation and self contained flats.

All owners will be required to prove title (ownership) to the property.

The grant will be the subject of 5-year conditions for owner-occupiers and 10 years for landlords, from the date of completion of the grant.

The amount to be repaid by owner-occupiers on sale will be reduced by 1/60<sup>th</sup> for each month that elapses from the date of completion of the works. Landlords will be required to repay the grant in full on the sale of the property.

If there is a breach of the grant conditions recipients will be required to repay the grant in full. Conditions relating to future maintenance and insurance of properties are tied to grant conditions.

It is a grant condition that an owner-occupier must remain in the house as their main residence for a 5-year period after the date of completion of the works and landlords must let the property for a 10-year period after the date of completion of the works.

All applicants for Renovation Grant will be offered the assistance of the Council Grants Agency Service\*\* that will provide a full service in preparing plans, obtaining tenders, preparing and submitting the formal grant application, supervising works on site and certifying the works on completion. The Council will charge a fee for this service that will be met from the grant.

**\*\* The Council's Grants Agency service will not be available to owners of tenanted properties (to avoid a conflict of interest where enforcement action may be required).**

Please note that the information on the grants in this document is a guide to the qualifying criteria, grant conditions and amounts of grant aid available. For more detailed advice on the grants please contact the Renewal Area Office at 88 Glebe Street, Penarth Tel. 029 2070 5638 or the Grants Office at 2-8 Holton Road, Barry Tel. 01446 709814.