



A GUIDE TO THE SCHEME OF ASSISTANCE

Useful Information for Homeowners



Introduction

The Scheme of Assistance is a public statement which details how the Council may assist owners to carry out essential repairs, maintenance or adaptations to their homes.

While homeowners are ultimately responsible for maintaining their own properties, the Council recognises that some owners may require a range of help, not necessarily financial, to support them to carry out necessary work to their homes. This may include carrying out essential repairs and maintenance or adapting their home to meet the needs of a person with a disability.

All assistance under the scheme whether practical, technical or financial is subject to Council priorities, available resources, and is tailored to individual needs and circumstances.

The following works are given priority when considering assistance:

- Essential adaptations for people with disabilities
- Work to bring long-term empty properties back into use as affordable housing
- Work to properties that are below the Tolerable Standard (BTS) or are at risk of becoming BTS, and other properties with serious disrepair.
- Work to common parts, particularly in tenement properties, will be given priority over works to single dwellings.

Disabled Adaptations

Mandatory financial assistance is available to owners carrying out adaptations to their home when the works have been identified as essential by an Occupational Therapist and will meet the needs of a person with a disability.

The level of assistance available is set at 80% of eligible costs, or 100% when a member of the household is in receipt of one of the following benefits:

- Income Support
- Income Based Jobseeker's Allowance
- Pension Credit (Guarantee Element)
- Income Related Employment and Support Allowance
- Universal Credit



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Care and Repair

In all adaptation cases Care and Repair will help to develop the adaptation proposals, obtain quotations and co-ordinate the grant application submission to the Council. There is no charge for Care and Repair's services.

Examples of common adaptations that attract grant funding are:

- Installation of a stair-lift
- Installation of a level access or wet-floor shower
- Provision of modular ramped access
- Widening doors for wheelchair access
- Lowering of worktops, power-points, light switches, etc.

Care and Repair may also be able to offer help to people who are elderly, vulnerable or have a disability to carry out essential Small Repairs, subject to meeting a check on the household income.

Empty Homes Initiative

Bringing empty properties back into use is a priority for Perth & Kinross Council. Discretionary grants, known as Empty Homes Initiative Grants, may be available for the repair and renovation of long-term empty properties.

These grants are subject to the availability of funding and the owner agreeing to let the property through the Council's Rent Bond Guarantee Scheme for at least five years.

Information

Information will be made available to anyone who wishes guidance on issues regarding repairs, maintenance and adaptations. Perth & Kinross Council will offer information to all homeowners and private landlords.

This type of assistance is offered on the basis that it is non-personal, i.e. the information is general and applicable to all.

The provision of information aims to enable the enquirer to carry out the necessary activities themselves.



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Advice

Advice will be available from the Council or a relevant agency where an owner, private landlord or private tenant has a specific enquiry. This advice will be tailored to individual circumstances and may include:

- Options available to an owner in receipt of a statutory work notice
- What owners can expect from property managers
- Where owners can find title deed information
- The Community Care assessment process
- Options for housing solutions to meet the needs of disabled people

Practical and Technical Assistance

Some owners require additional assistance with carrying out maintenance and repair to their property. Assistance may be provided by the Housing and Environment Service, other Council services or other relevant organisations and agencies e.g. Care and Repair.

Assistance may be provided to owners with sole responsibility for work, those who share responsibility for common elements of repair, and owners or private tenants carrying out adaptations to suit the identified needs of a person. This type of assistance is tailored to meet the specific needs of the owner(s).

Details of the type of assistance which may be available are:

- Issuing correspondence to and or attending meetings arranged by owners who share responsibility for common repairs
- Assistance in tracing missing owners with a shared repair responsibility
- The provision of additional assistance for disabled home owners who require an adaptation to their home or require another housing solution.

Practical Assistance for Properties in Serious Disrepair

If your property is in serious disrepair or fails the tolerable standard, practical assistance may be available to assist you in carrying out the necessary repair works. This depends on the type and extent of repair work required, whether your property falls into a priority category and the financial circumstances of all owners as named on the title deeds and subject to the availability of funding.



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Where owners involved in common works are unable or unwilling to contribute towards the cost of works, missing shares of 100% may be paid and an interest accruing repayment charge put on the property to recover all costs, fees and interest on re-sale of the property.

Perth & Kinross Council may also be able to help you by signposting you to other appropriate financial assistance such as:

- Income maximisation
- DWP referral
- Independent Financial Advisors
- Perth and Kinross Credit union
- High Street lenders
- Heeps Equity Loan Scheme (Pilot)
- Care and Repair (Small Repairs)

Energy Efficiency Works

Improving the energy efficiency of existing housing stock is a key priority which will help to reduce fuel poverty. The Council will continue to work actively to identify areas and buildings which are least energy efficient and most at risk of fuel poverty. However, the Council is not a provider of funding for stand-alone energy efficiency measures and will seek to direct such enquiries to appropriate, alternative sources.

SCARF (Save Cash and Reduce Fuel) provides free, independent and impartial energy advice to households and businesses throughout Perth and Kinross drawing on government funding and a variety of other sources including funding from suppliers.

Further Information - Useful Contacts/Web Links

Perth & Kinross Council

<http://www.pkc.gov.uk/home>

Tel: 01738 475000

E-mail: enquiries@pkc.gov.uk

Text: 07824 498145

Fax: 01738 475497

Main Housing web page: www.pkc.gov.uk/housing

Advice on Adaptations:

www.pkc.gov.uk/article/17268/Adapting-homes



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Occupational Therapy

Community Care Access Team, Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

Tel: 0345 30 111 20

E-mail: accessteam@pkc.gov.uk

Caledonia Housing Association

Caledonia Care and Repair

5 South St Johns Place, Perth, PH1 5SU

Tel: 01738 474810

www.caledoniaha.co.uk/242_CareRepair.html

Better Business Partnership

Trading Standards, Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

Tel: 01738 476476

E-mail: TradingStandards@pkc.gov.uk

www.pkc.gov.uk/bbp

Perth and Kinross Credit Union

282 High Street, Perth, PH1 5QS

Tel: 01738 624872

E-mail: info@pkcu.org.uk

www.pkc.org.uk

Citizens Advice Bureau

7 Atholl Crescent, Perth, PH1 5NG

Tel: 01738 450580 (Helpline) & 01738 450 581 (Appointment Line)

www.perthcab.org.uk

SCARF (Save Cash and Reduce Fuel)

1 Cotton Street, Aberdeen, AB11 5EE

Tel: 01224 213005

E-mail: info@scarf.org.uk

www.scarf.org.uk

Energy Saving Trust Scotland

Ocean Point 1, 94 Ocean Drive, Edinburgh, EH6 6JH

Tel: 0131 555 7900

<http://www.energysavingtrust.org.uk>

Under One Roof

Impartial, internet-based advice on repairs and maintenance for flat owners in Scotland

E-mail: info@underoneroof.scot

www.underoneroof.scot

The full version of the Scheme of Assistance, including links to partner services and alternative independent sources of advice, can be accessed at www.pkc.gov.uk