

scheme of assistance

For Home Owners and the Private Rented Sector



SCHEME OF ASSISTANCE

The Housing (Scotland) Act 2006 changed the way local authorities can help homeowners and the private rented sector to do repairs, maintenance and improvements.

The main aim of the legislation is to encourage owners to plan and care for their own properties and remove the requirement for local authorities to offer financial assistance to carry out repair and maintenance.

The Act also places a mandatory duty on local authorities to provide assistance to households seeking to adapt the home to meet the needs of a disabled occupant.

Mandatory grants remain but only for adaptations essential to meet the needs of disabled persons. Direct grant aid (with the exception of unwholesome private water supply) is no longer available for repair or improvement work.

In accordance with the Act, Scottish Borders Council (SBC) has developed a Scheme of Assistance for homeowners and the private rented sector. What is available is outlined in the following sections.

HOUSE CONDITION

Although direct grant aid is no longer available, information and advice, and in some cases practical assistance regarding property maintenance, repair and improvement, can be provided.

SBC'S SCHEME OF ASSISTANCE

- provides free advice about how to carry out repair and maintenance to property
- assists with organising communal repairs
- offers practical assistance that identifies and prioritises repair and maintenance works to property
- SBC also has a Home Energy Advisor to advise on heating and energy efficiency measures

Practical assistance is prioritised towards assisting older, vulnerable and disabled homeowners and private sector tenants to carry out works. SBC contracts with Borders Care & Repair who help homeowners and private sector tenants aged 60 or over and people of any age with disabilities.

BORDERS CARE & REPAIR for eligible service users

- provides a free service to project manage all repairs, improvements and/or disabled adaptations to the home
- provides a small repairs service and handyperson service

DISABLED ADAPTATIONS

Mandatory Grants are available for essential amenities and most structural alterations to meet the needs of disabled persons. Extensions (including work to out buildings) to provide living accommodation are not included.

LEVEL OF GRANT

Mandatory Grants attract a minimum of 80%. Grant levels above this are calculated on a means tested basis.

The grant percentage can be passported to 100% for those applicants in receipt of any of the income replacement benefits below:

- Income Support
- Income based Job Seekers Allowance
- Guarantee Element of Pension Credit
- Income related Employment and Support Allowance

ASSESSMENT OF INDIVIDUAL NEEDS

ALL requests for grant assistance are subject to an assessment. The process is:

1. To obtain an assessment in the first instance contact should be made with SBC's Duty Hub
2. Once an assessment has been done by an Occupational Therapist they will be able to confirm whether or not you are eligible

SBC operates a priority system to ensure that those with critical needs receive services first.

PLANNING OF ADAPTATION WORK

Borders Care & Repair helps disabled homeowners or private sector tenants with adaptations that will enable them to stay in their own home.

They offer a free service to project manage the entire adaptation process. This includes:

- to help complete the application form to be submitted to Scottish Borders Council for grant aid
- specifying the works and obtaining any necessary consents
- help the client choose and appoint reliable contractors
- oversee the works and ensure the adaptation is completed to a satisfactory standard

Client's wishing to self-fund (ie not wanting to access a grant) disabled adaptation works can use the Care & Repair Service and do not need to approach the Duty Hub for an assessment.

FURTHER INFORMATION

More detailed information on SBC's Scheme of Assistance can be requested from the Private Sector Housing Team. A range of guidance and information leaflets have also been produced and can also be provided on request.

The full Scheme of Assistance document can also be accessed on our website at www.scotborders.gov.uk

PRIVATE SECTOR HOUSING TEAM

For advice on improving, repairing and maintaining your building.

Galashiels Area Office | Paton Street | Galashiels | TD1 3AS

tel: 01896 661393

[email: housingenquiries@scotborders.gov.uk](mailto:housingenquiries@scotborders.gov.uk)

THE DUTY HUB

tel: 0300 100 1800

BORDERS CARE & REPAIR

For advice and help on disabled adaptations and for older people on all aspects of repairing and maintaining your home.

The Weaving Shed | Etrick Mill | Dunsdale Road | SELKIRK
TD7 5EB

tel: 01750 724895

[email: enquiries@borderscareandrepair.org.uk](mailto:enquiries@borderscareandrepair.org.uk)

HOME ENERGY ADVISOR

For advice on heating and energy efficiency measures.

tel: 01896 661392

[email: housingenquiries@scotborders.gov.uk](mailto:housingenquiries@scotborders.gov.uk)

NOTES

Acknowledgement

SBC acknowledges having used information provided by the City of Edinburgh Council's Homeworks Service in the production of this guidance.

You can get this document on tape, in large print, and various other formats by contacting us at the address below. In addition, contact the address below for information on language translations, additional copies, or to arrange for an officer to meet with you to explain any areas of the publication that you would like clarified.

HOUSING STRATEGY TEAM

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