

Useful telephone numbers

Private Sector Housing Team
01737 276406
email: privatesectorhousing@reigate-banstead.gov.uk

Independent Home Solutions
01737 845630
email: info@ihscic.org.uk

Important notice

All applicants seeking assistance are recommended to take independent legal, financial and other advice concerning signing an agreement to register a grant/loan as a local land charge for 35 years.

Housing Repairs Assistance Small Scale Work

A guide for residents of Reigate & Banstead on assistance with repairs and improvements to your home

Reigate and Banstead Borough Council is aware of the environmental benefits that arise from a well-maintained private sector housing stock. The Council has a statutory duty to deal with homes that fail the Housing Health and Safety Rating System assessment and is seeking to encourage homeowners to take responsibility for the repair and maintenance of their property. The Council appreciates, however, that there may be some circumstances where homeowners are unable to finance repairs or improvements. This leaflet tells you what assistance the Council may be able to offer in dealing with small scale repairs.

Small Scale Repairs

Small scale repairs are those that are of an urgent nature or require completion within a year. Works up to £500 in value, including fees and VAT, can be grant aided and do not have to be repaid. Financial assistance over £500 can be offered by way of a repayable grant which is secured as a charge on the property. Such assistance will be repayable if the property is sold within 35 years, but no interest will be charged or regular repayments have to be made. The charge can be removed at anytime on repayment of the assisted amount, again without interest. A total of £6,500 in loans or £1,000 in grants can be paid over a 3 year period.

Eligibility criteria: Applicants will need to be:

- over 18 years of age;
- an owner-occupier;
- have a power or duty to carry out works;
- be on an income-related benefit. (The Benefits include: Income Support, Council Tax Benefit, Tax Credits (Working and Child) Guaranteed Pension Credit, Income Based Job Seekers Allowance and Universal Credit).

N.B. Assistance will not be available where other resident family members and joint owners (resident or not) are not on a means tested benefit as they will be expected to finance the cost of works.

Eligible works: The type of repairs that can be grant aided are:

- roof repairs
- repairs to dangerous gas and electrical installations
- repairs to windows
- repair to stairs and floors
- repair of plumbing and drainage systems

Improvements that can be grant aided are:

- improvements to central heating
- provision of gas fires and water heaters
- improved security measures (recommended by the Crime Prevention Officer)
- additional power points
- minor disabled adaptations

Please note that this is not an exhaustive list of

works where assistance may be available.

More information on assistance and repairs

If you would like more information contact the Private Sector Housing Team at the Town Hall, Castlefield Road, Reigate, Surrey RH2 0SH or telephone 01737 276406.

If you are elderly or disabled then Independent Home Solutions, which works in partnership with the Council, may be able to assist you with getting repairs done - they can be contacted at The Old Crumpet Factory, Brockham Lane, Brockham, Surrey RH3 7EL.