STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
TREFTADAETH GADARN | DYFODOL SICR

RECORD OF DELEGATED OFFICER DECISION

SUBJECT: Housing and Health Action Area – Private Sector Housing Grants Policy

PURPOSE OF REPORT: The purpose of this report is to seek approval to implement a tailored Private Sector Housing Grants policy to enable the Council to deliver a programme of grants to owner occupied properties within the Housing and Health Action Area (HHAA) in Tylorstown.

DELEGATED DECISION (Date):

Approve the Housing and Health Action Area Private Sector Housing Grants Policy for use in the pilot area, Tylorstown and in other areas thereafter where appropriate.

C Isingrini	G. ISINGRINI	13/11/15
Chief Officer Signature	***Print Name***	***Date***

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution

K.J Morgan

11.11.15

CONSULTEE CABINET MEMBER SIGNATURE **DATE**

13.11.15

OFFICER CONSULTEE SIGNATURE **DATE**

Directorate:	Public Health & Protection, Community and Children's Services
Contact Name:	Jennifer Ellis
Designation:	Housing Strategy and Standards Manager
Tel.No.	01443 425391

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015/16

REPORT TO ACCOMPANY DECISION OF
GROUP DIRECTOR, COMMUNITY & CHILDREN'S SERVICES

Part 1 **(Non-Confidential)**
Housing and Health Action Area **Private Sector Housing Grants Policy**

1. PURPOSE OF REPORT

1.1 In accordance with the Council's scheme of delegation this report has been prepared to accompany the decision of the Group Director of Community and Children's Services as described below.

1.2 To seek approval to implement a tailored Private Sector Housing Grants Policy to enable the Council to deliver a programme of grants to owner occupied properties within the Housing and Health Action Area (HHAA) in Tylorstown.

1.3 This Grants Policy would be delivered under the overarching framework of the Private Sector Renewal Grants Policy (2014).

1.4 In accordance with the Council's scheme of delegation this report has been prepared to accompany the decision of the Group Director of Community and Children's Services as described below.

2. RECOMMENDATION

It is recommended that the Housing and Health Action Area Private Sector Housing Grants Policy, for use in the pilot area, Tylorstown, and in other areas thereafter where appropriate, is approved.

3. BACKGROUND

3.1 The Housing and Health Action Area (HHAA) approach was approved by Cabinet in July 2014. The aim of the HHAA is to proactively target housing interventions into areas with the aim of improving the condition of the housing stock and through this, the overall health of the community.

3.2 A methodology was used to determine the areas that would benefit most from this kind of targeted and geographically focused housing

intervention. Through this, Tylorstown was identified as the area that the HHAA approach would be piloted in.

3.3 The approach involves undertaking stock condition surveys on as many homes as possible in the area, including both owner occupied and private rented sector homes. Where a Category 1 or multiple Category 2 Hazard (Housing Act 2004) is identified a schedule of works is produced that would reduce the hazard to an acceptable level.

3.4 If the property is privately rented, the Council's Housing Enforcement Officers will work with the landlord to ensure that the improvement work is undertaken by the landlord. In some circumstances, this may involve taking enforcement action or offering loans to landlords.

3.5 If the property is owner occupied, it is recognised that many owners do not have the necessary funds available to undertake the work themselves and therefore the aims of the Housing and Health Action area would not be achieved without some assistance from the Council. As such, a Private Sector Housing Grants Policy tailored to HHAAs is required to enable grants to be delivered in these areas.

3.6 Appendix F of the Council's overarching Private Sector Renewal Policy allows the Grants that the Council offer to be targeted geographically where it is part of a strategic approach to area regeneration.

3.7 Between March 2015 and July 2015, the Housing Strategy and Standards Team and the Private Sector Grants Team have undertaken 178 HHAA stock condition surveys and identified many Category 1 and 2 hazards, mainly in relation to damp and mould and trips and fall hazards.

3.8 There is a budget of £200,000 available from the Capital Housing Programme in 2015/16 to deliver the Housing and Health Action Area and this would be enabled through the implementation of this tailored Grants Policy.

4. THE HOUSING AND HEALTH ACTION AREA GRANTS POLICY

4.1 The proposed Housing and Health Action Area Private Sector Housing Grants Policy is attached at Appendix A. Under this Policy there will be three types of grants available to deal with low, medium and high cost stock condition issues. The Grants are based on existing grants available under the Private Sector Renewal Grants Policy as follows:

4.2 Handyperson Scheme

The aim of the handyperson scheme is to provide help to carry out essential repairs, minor adaptations or minor energy efficiency improvements to alleviate hazards. The Scheme will provide a maximum grant of £500 and be delivered by Care and Repair RCT.

4.3 Maintenance and Repair Assistance Grant (MRA)

The aim of the Maintenance and Repair Assistance discretionary grant is to assist residents in a Housing and Health Action area to carry out essential repairs to their home where the cost of work required is over £500, but under £4,000. This can be extended to a limit of £6,500.00 in cases where structural defects or larger scale essential work is identified.

4.4 Renovation Grant

The aim of the Renovation grant can assist residents in a Housing and Health Action area to carry out major repairs to their home where the cost of works is anticipated to be up to £35,000 and over £4000. Renovation Grants are only available to applicants who qualify because exceptional circumstances exist at their homes and grant is provided to address removal of serious or multiple hazards within properties.

5. HOW THE HHAA PRIVATE SECTOR GRANTS POLICY DIFFERS FROM THE OVERARCHING PRIVATE SECTOR RENEWAL GRANTS POLICY

5.1 Although the HHAA Private Sector Housing Grants Policy is based upon the grants available in the main Private Sector Renewal Grants Policy, some changes have been made to the eligibility criteria attached to the grants to ensure maximum take up of the grant and thereby to ensure that the outcomes associated with delivering the HHAA in Tylorstown are maximised.

5.2 For ease of reference, the differences are detailed in the table below:

	Existing Private Sector Housing Renewal Policy	**Proposed HHAA Private Sector Housing Policy**
Handyperson Scheme	Only available to residents over 60 Available for Owner Occupied and PRS Only eligible for people with less than £5000 in savings	No age restriction Only available for owner occupiers No restriction on savings
MRA	Only available to residents over 60 Owners must have owned and occupied the	No age restriction The property must be owned, but length of

	property for 5 years Means test applied where applicants are not in receipt of income related benefits.	time owner not taken into account. No means test
Renovation Grant	Only properties with category 1 hazards are eligible Owners must have owned and occupied the property for 5 years	Properties with Category 1 and multiple category 2 hazards are eligible The property must be owned, but length of time owner not taken into account.

6. IMPLEMENTATION

6.1 If approved the HHAA Private Sector Housing Grants Policy will be implemented immediately and residents who have had a stock condition survey as part of the Housing and Health Action area will be contacted and made aware of the grant that is available to them. The grants will be delivered in 2015/16 and 2016/17 subject to budget availability.

Private Sector Housing Policy (Owner Occupied)- Housing and Health Action Area

1. Housing and Health Action Area: Handyperson Scheme

Low Cost - Category 1 Hazards (or where multiple Category 2 hazards)

Where the cost of works is anticipated to be £500 or less.

The aim of the Handyperson scheme is to provide help to carry out essential repairs, minor adaptations or minor energy efficiency improvements to alleviate hazards.

This scheme would be funded by the Private Sector Housing Capital budget and delivered by Rhondda Cynon Taf Care & Repair Service via their Handymen or local contractors as require.

Referrals are to be made by Council Officers to the Care and Repair Service following a survey.

There are **no grant conditions** attached to the Handyperson Scheme in Housing and Health Action Areas.

Examples of the work covered by the Handyperson Scheme are:

Trips and falls prevention: grab rails, handrails, minor step and path repairs, guard rails and balustrades (where appropriate), external lighting (in areas such as stairwells), garden and path clearance.

Entry by Intruders: Fitting safety chains/security locks, door bells, spy holes, UPVC door and Window Repairs

Excess Cold: Minor energy efficiency measures such as cylinder jackets, draught proofing, radiator reflectors, bleeding radiators (?), UPVC door and Window Repairs

Damp/Mould: Low cost Ventilation, Unblocking drains, Repairing guttering, down pipes and fascias, minor roof repairs

Fire: Fitting smoke detectors

Domestic Hygiene, pests and refuse: Repair of cracks and holes, sealing.

Electrical hazards: Minor electrical works (wiring plugs, fuses, changing light bulbs, replacing batteries in smoke detectors);

Food safety: Fixing kitchen cabinets, small amounts of tiling (wall and floor);

Personal hygiene, sanitation and drainage: Minor plumbing works, small amounts of tiling (wall and floor);

Process

Following the initial Housing and Health Action Area property survey and where a Category 1 Hazard (or multiple Category 2 hazards) has been identified, an Improvement Grant Surveyor will re-inspect the home and produce a schedule of works required. Homeowners will then be referred to the Handyman Service (Care and Repair) using the Referral Form.

Criteria and Eligibility

There is no age restriction or eligibility criteria for this grant assistance. Category 1 (or multiple category 2) hazards must be reduced/removed by the work proposed.
The applicant must own the property
Properties must be over 10 years old
Eligible applicants 90 years of age and over, who meet the eligibility criteria stated above will be prioritised.
Maximum cost of work assistance is £500
The maximum allowed for the cost of the works will be inclusive of VAT. Fees and ancillary charges will be funded in addition to the cost of the works

2. Housing and Health Action Area: Maintenance and Repair Assistance Grant

Medium Cost - Category 1 Hazards (or where multiple Category 2 hazards)

Where the cost of works is anticipated to be £4,000 or less.

This Maintenance and Repair Assistance discretionary grant can assist residents in a Housing and Health Action areas to carry out essential repairs to their home. Grant Assistance will be targeted at properties where a Category 1 hazard (or multiple Category 2 hazards) has been identified

There are **no grant conditions** attached to Maintenance and Repair Assistance in Housing and Health Action Areas.

Maintenance and Repair Assistance Grants may provide help to carry out essential repairs only, and dependent on property condition and client circumstances may consider essential work to:

Hazard Type	Type of work (for e.g)	Vulnerable Group

Damp/Mould	• Drainage and rainwater goods
	• Ventilation/Extraction
	• Damp proof courses, membranes and detailing around doors and window openings;
	  • Repair of External fabric to avoid rain penetration;
	  • Frost protection for pipes and tanks;
	  • Properly installed baths, sinks etc.
	• Efficient heating system
		Age 14 or under

Excess Cold/Excess heat	Appropriate levels of thermal insulation to minimise heat loss: • Heating systems • Ventilation • Properly fitting floor boarding / doors / windows.	Age 65 or over
Carbon Monoxide	Proper installation and maintenance of gas/oil/solid fuel burning appliances • Adequate air supply for such appliances • Proper siting and connection with adequately sized flues; • Adequate ventilation in rooms with	Age 65 or over

	such appliances; • Regular maintenance of flues; • Gas heating appliances to be fitted with flues for correctly balanced flow of air inside and out; • Ventilated lobby between integral garage and living accommodation; and • Properly sited and maintained carbon monoxide detectors.	
Entry by Intruders	• Window locks/dead locks; • Security lights/indoor grilles; and • Spy holes/chains on entrance doors.	No age group
Domestic Hygiene, pests and refuse	Design/construction/subsequent maintenance of building should help it to be kept clean preventing build-up of dirt and dust; • Personal washing/sanitation/food preparation/cooking/storage areas should be capable of being maintained in a hygienic condition; • Reduction of the means of access by pests into buildings to a minimum • Dwelling exterior free of cracks and unprotected holes • Drain openings, WC basins to be sealed with an effective water tight seal • Suitable storage for refuse within the dwelling	No age group
Food safety	• Suitable storage for food • Facilities should be of adequate size for the number of occupants for hygienic • Storage of fresh foods; • Should be facility for food cupboard/larder and refrigerator and freezer with • appropriate sockets; • Facilities should be cool and dry and protected from direct sunlight. • Preparation areas • Should be adequate sized sink/dual sink free from cracks/chips/other damage • plus drainer; • Hot and cold water;	No age group

	• Suitable drainage for waste water; • Suitably sized work tops, securely fixed; smooth impervious surface, easily • cleanable; and • At least four appropriate power sockets associated with the worktop(s) as well • as two for general use. • Facilities should be of adequate size for the household with appropriate • connections for fuel (gas or electricity); • Kitchen floor should be reasonably smooth and impervious for easy cleaning • and maintaining in a hygienic condition; • Layout/relationship of facilities should ease the stages of preparation, cooking • and serving; • Adequate and appropriate lighting especially over the facilities; and • • Suitable ventilation of whole of kitchen area, especially the cooking area.	
Personal hygiene, sanitation and drainage	• Sufficient numbers of properly connected/fitted baths/showers for (potential) occupants • Bathroom/shower room to have privacy/heating/lighting/ventilation; • Sufficient number of suitably connected and sited wash hand basins for occupants; • Suitably connected, easily cleaned sinks with proper waste drainage for each dwelling/household; and • Appropriate facilities for washing machine/clothes drying/adjacent power sockets/vent outlets. • Properly installed/securely fixed/easily cleansed WC basin with hinged lid/seat of impervious material; • Connected to a properly working flushing system; • Connected to proper/adequate drainage system; • Number of sanitary closets to be related to number of levels in dwelling	Under 5 years

	and the number of persons (irrespective of age); • Compartments/bathrooms to be ventilated to external air; and • Lockable doors from inside to compartments/bathrooms but openable in emergency. • Wastewater to be discharged into properly designed trapped drainage inlets/vertical drains connected to the main sewerage system; • Properly designed soakaways for private treatment or storage system for foul sewage; • Systems to be ventilated to prevent siphonage of traps and facilities connected to sewer • Surface water to be discharged into properly designed trapped drainage inlets connected to main drainage system.	
Falls	• Stairs • Steps • Uneven Levels • Handrails • Falls associated with baths	Persons aged 60 years or over
Electrical hazards	• Wiring • Sockets • Fuses	Persons aged under 5 years
Fire	• Safe siting for cookers, away from flammable materials; • Properly designed/ installed/ serviced/ maintained space heating; • Sufficient/appropriately sited electric socket outlets; • Properly installed/ maintained/ regularly checked and tested distribution board and wiring; • Residual Current Devices; • Fire and smoke permeable resistant materials in design of the building where possible; • Fire stops to cavities including ventilation and heating systems; • Design and construction of the	Persons aged 60 years or over

	building to limit the spread of fire/smoke; • Properly constructed/fitted internal doors with self closers where appropriate; • Detectors/smoke alarms properly designed/sited/maintained/regularly tested; • Appropriately sited extinguishers and fire blankets (especially kitchen) • Means of escape from all parts of dwelling/building, e.g. openable door window/protected staircase etc./depending on height of building.	
Flames, hot surfaces etc	Design and layout of the kitchen, including location of the cooker, the design and controls of heating appliances; • Fires and heaters – there should be protection from any open flame to prevent clothing catching alight; • Surfaces should be covered if the temperature is more than 70°C; • Ideally, hot water should be no more than 60°C in kitchens, 41°C for hand basins and 46°C for baths.	Persons aged under 5 years
Structural collapse/falling elements	Ceilings etc	No age group
Position and operability of Amenities	• Wash hand basins, sinks, worktops, sanitary basins, baths and showers should be located at an appropriate height, and with sufficient free user space to facilitate use without strain. • Light switches should be sited convenient to door openings and at each end of staircases and corridors and at a reasonable height. Socket outlets should be conveniently sited. • Door handles should be at a reasonable height and window catches should be readily accessible without strain. Cupboards and shelves should be sited where they can be easily reached, but without posing collision hazards.	Age 60

Process

Following the initial Housing and Health Action Area property survey and where a Category 1 Hazard (or multiple Category 2 hazards) has been identified, an Improvement Grant Surveyor will re-inspect the home and produce a schedule of works required. Homeowners will then be asked to complete an Application Form in order for the grant to be approved.

The homeowner can commission non grant aided work at the same time, but would have to fund these costs themselves.

Criteria and Eligibility

The applicant must own the property
Properties must be over 10 years old
Applicants with savings of £10,000 or more are not eligible for this grant - proof of savings will be required as part of the application process.
Eligible applicants 90 years of age and over, who meet the eligibility criteria stated above will be prioritised.
Maximum cost of work assistance is £4,000, but can be extended to a limit of £6,500.00 in cases where structural defects or larger scale essential work is identified.
The maximum allowed for the cost of the works will be inclusive of VAT. Fees and ancillary charges will be funded in addition to the cost of the works
Eligible works must exceed a minimum cost of £500 (exclusive of VAT). Works below this cost threshold will not be eligible

GRANT CONDITIONS

There are no grant conditions associated with this grant, however in certain circumstances, the Council has the discretion to impose conditions and this would be registered as legal charge on the property. Decisions on any grant conditions is made by the Senior Grants Manager with agreement from the Head of Community Housing.

Grant conditions imposed under this Policy remain as defined in the Housing Grants, Construction and Regeneration Act 1996 and any associated Regulations made under this Act. Whilst this Policy gives a guide to the conditions, detailed guidance and a statement of law is available with reference to this legislation.

3. Housing and Health Action Area: Renovation Grant

High Cost - Category 1 Hazards (or where multiple Category 2 hazards)

Where the cost of works is anticipated to be up to £35,000 and over £4000.

This Renovation grant can assist residents in a Housing and Health Action areas to carry out major repairs to their home. Renovation Grants are only available to applicants who qualify because exceptional circumstances exist at their homes and grant is provided to address removal of serious or multiple hazards within properties.

Hazard Type	Type of work (for e.g)	Vulnerable Group

Damp/Mould	• Drainage and rainwater goods
	• Ventilation/Extraction
	• Damp proof courses, membranes and detailing around doors and window openings;
	  • Repair of External fabric to avoid rain penetration;
	  • Frost protection for pipes and tanks;
	  • Properly installed baths, sinks etc.
	• Efficient heating system
		Age 14 or under

Excess Cold/Excess heat	Appropriate levels of thermal insulation to minimise heat loss:	Age 65 or over

	• Heating systems • Ventilation • Properly fitting floor boarding / doors / windows.	
Carbon Monoxide	Proper installation and maintenance of gas/oil/solid fuel burning appliances • Adequate air supply for such appliances • Proper siting and connection with adequately sized flues; • Adequate ventilation in rooms with such appliances; • Regular maintenance of flues; • Gas heating appliances to be fitted with flues for correctly balanced flow of air inside and out; • Ventilated lobby between integral garage and living accommodation; and • Properly sited and maintained carbon monoxide detectors.	Age 65 or over
Entry by Intruders	• Window locks/dead locks; • Security lights/indoor grilles; and • Spy holes/chains on entrance doors.	No age group
Domestic Hygiene, pests and refuse	Design/construction/subsequent maintenance of building should help it to be kept clean preventing build-up of dirt and dust; • Personal washing/sanitation/food preparation/cooking/storage areas should be capable of being maintained in a hygienic condition; • Reduction of the means of access by pests into buildings to a minimum • Dwelling exterior free of cracks and unprotected holes • Drain openings, WC basins to be sealed with an effective water tight seal • Suitable storage for refuse within the dwelling	No age group
Food safety	• Suitable storage for food • Facilities should be of adequate size for the number of occupants for hygienic • Storage of fresh foods; • Should be facility for food	No age group

	cupboard/larder and refrigerator and freezer with • appropriate sockets; • Facilities should be cool and dry and protected from direct sunlight. • Preparation areas • Should be adequate sized sink/dual sink free from cracks/chips/other damage • plus drainer; • Hot and cold water; • Suitable drainage for waste water; • Suitably sized work tops, securely fixed; smooth impervious surface, easily • cleanable; and • At least four appropriate power sockets associated with the worktop(s) as well • as two for general use. • Facilities should be of adequate size for the household with appropriate • connections for fuel (gas or electricity); • Kitchen floor should be reasonably smooth and impervious for easy cleaning • and maintaining in a hygienic condition; • Layout/relationship of facilities should ease the stages of preparation, cooking • and serving; • Adequate and appropriate lighting especially over the facilities; and • • Suitable ventilation of whole of kitchen area, especially the cooking area.	
Personal hygiene, sanitation and drainage	• Sufficient numbers of properly connected/fitted baths/showers for (potential) occupants • Bathroom/shower room to have privacy/heating/lighting/ventilation; • Sufficient number of suitably connected and sited wash hand basins for occupants; • Suitably connected, easily cleaned sinks with proper waste drainage for each dwelling/household; and • Appropriate facilities for washing	Under 5 years

	machine/clothes drying/adjacent power sockets/vent outlets. • Properly installed/securely fixed/easily cleansed WC basin with hinged lid/seat of impervious material; • Connected to a properly working flushing system; • Connected to proper/adequate drainage system; • Number of sanitary closets to be related to number of levels in dwelling and the number of persons (irrespective of age); • Compartments/bathrooms to be ventilated to external air; and • Lockable doors from inside to compartments/bathrooms but openable in emergency. • Wastewater to be discharged into properly designed trapped drainage inlets/vertical drains connected to the main sewerage system; • Properly designed soakaways for private treatment or storage system for foul sewage; • Systems to be ventilated to prevent siphonage of traps and facilities connected to sewer • Surface water to be discharged into properly designed trapped drainage inlets connected to main drainage system.	
Falls	• Stairs • Steps • Uneven Levels • Handrails • Falls associated with baths • Do we need to take a policy view on garden safety and steps? –yes, we can't aim to provide guard rails on top of retaining walls in most circumstances	Persons aged 60 years or over
Electrical hazards	• Wiring • Sockets • Fuses	Persons aged under 5 years
Fire	• Safe siting for cookers, away from	Persons aged 60

	flammable materials; • Properly designed/ installed/ serviced/ maintained space heating; • Sufficient/appropriately sited electric socket outlets; • Properly installed/ maintained/ regularly checked and tested distribution board and wiring; • Residual Current Devices; • Fire and smoke permeable resistant materials in design of the building where possible; • Fire stops to cavities including ventilation and heating systems; • Design and construction of the building to limit the spread of fire/smoke; • Properly constructed/fitted internal doors with self closers where appropriate; • Detectors/smoke alarms properly designed/sited/maintained/regularly tested; • Appropriately sited extinguishers and fire blankets (especially kitchen) • Means of escape from all parts of dwelling/building, e.g. openable door window/protected staircase etc./depending on height of building.	years or over
Flames, hot surfaces etc	Design and layout of the kitchen, including location of the cooker, the design and controls of heating appliances; • Fires and heaters – there should be protection from any open flame to prevent clothing catching alight; • Surfaces should be covered if the temperature is more than 70°C; • Ideally, hot water should be no more than 60°C in kitchens, 41°C for hand basins and 46°C for baths.	Persons aged under 5 years
Structural collapse/falling elements	Ceilings etc	No age group
Position and operability of	• Wash hand basins, sinks, worktops, sanitary basins, baths and showers	Age 60

Amenities	should be located at an appropriate height, and with sufficient free user space to facilitate use without strain. • Light switches should be sited convenient to door openings and at each end of staircases and corridors and at a reasonable height. Socket outlets should be conveniently sited. • Door handles should be at a reasonable height and window catches should be readily accessible without strain. Cupboards and shelves should be sited • where they can be easily reached, but without posing collision hazards.	

Process

Following the initial Housing and Health Action Area property survey and where a Category 1 Hazard (or multiple Category 2 hazards) has been identified, an Improvement Grant Surveyor will re-inspect the home and produce a schedule of works required. Homeowners will then be asked to complete an Application Form in order for the grant to be approved and where required a means test undertaken.

The homeowner can commission non grant aided work at the same time, but would have to fund these costs themselves.

The Council's Agency service will be available to engage contractors and supervise work.

Criteria and Eligibility

The property must have a Category 1 hazard (or multiple Category 2 hazards) determined by one of the Council's Environmental Health Officers / Improvement Grant Surveyors
The property must be over 10 years old
The applicant must own the property.

Assistance will be means tested in accordance with current *Reduction in Grant Regulations*
In the event of the cost of the work likely to exceed £30,000, a Neighbourhood Renewal Assessment will be carried out by an EHO to determine whether renovation is the most satisfactory course of action.
No extensions to the property will be grant aided unless the size and layout of the property prevents relocation of facilities within the existing building, having regard for number of permanent occupants at the time of the survey.
Eligible works must exceed a minimum cost of £4000 (exclusive of VAT). Works below this cost threshold will not be eligible

GRANT CONDITIONS

If the property is not occupied as intended or sold within a 5 year period following the certified date of completion of the grant, full repayment of the grant is required. This condition is registered as a Legal Charge on the property.

In certain circumstances waiver of grant conditions can be considered. Decisions on any waiver of repayment is made by the Senior Grants Manager with agreement from the Head of Community Housing.

Grant conditions imposed under this Policy remain as defined in the Housing Grants, Construction and Regeneration Act 1996 and any associated Regulations made under this Act. Whilst this Policy gives a guide to the conditions, detailed guidance and a statement of law is available with reference to this legislation.