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**Housing (Scotland) Act 2006**

**Scheme of Assistance**

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For Home Owners and the Private Rented Sector

**Section 72 Statement**

**October 2021**

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# 1. Introduction

1.1 The Housing (Scotland) Act 2006 was introduced to tackle issues relating to the quality and condition of housing in the private sector. Under part 2 of the Act, Local Authorities are required to prepare and publish a ‘Section 72’ statement in the form of a ‘Scheme of Assistance’

**2. Vision**

2.1 The Council’s Scheme of Assistance is based on the principle that owners have primary responsibility for the maintenance of their property. However, there is a clear role for the Council in private sector housing as the Act places a continuing obligation on Local Authorities to provide information and advice and assistance to home owners. This document details what support will be provided to help those living in the private sector, including the private rented sector, repair, maintain, improve or adapt their homes and help tackle fuel poverty.

2.2 Housing Association tenants are not included in the Scheme of Assistance. Tenants of a Housing Association should contact their landlord direct about the advice and assistance available to them from the association.

**3. Equalities**

3.1 The Council’s nurturing Inverclyde approach aims to get it right for every child, citizen and community, and this includes how we ensure that people with protected characteristics are safe, healthy, achieving, nurtured, active, responsible and included.

3.2 The Council are committed to ensuring that everyone receives a high quality service and will strive to encourage equal opportunities and diversity. Through the Equalities Act 2010 there is a duty to advance equality of opportunity and ensure that our services do not discriminate on the basis of age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

3.3 Everyone has a protected characteristic and as such the new act helps ensure that everyone has fair access and inclusion through:

* Elimination of unlawful discrimination
* Advancement of equality of opportunity between people who share a protected characteristic and those who do not: and
* Fostering good relationships between people from different groups

# Background

4.1 **National Policy**

The Scottish Government have set Sixteen National Outcomes to describe what it wants to achieve. These outcomes help to sharpen the focus of government, enable priorities to be clearly understood and provide a clear structure for delivery.

4.2 By achieving these outcomes, the Government has undertaken to make Scotland a better place to live and a more prosperous and successful country. They focus public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.

The Scheme of Assistance will contribute towards delivering the following three outcomes:

* National Outcome 10 – we live in well designed, sustainable places where we are able to access the amenities and services we need
* National Outcome 12 – We value and enjoy our built and natural environment and protect it and enhance it for future generations
* National Outcome 15 – Our people are able to maintain their independence as they get older and are able to access appropriate support when they need it.

1. **Local Housing Strategy**
   1. To ensure Local Authorities achieve the national outcomes they are required to prepare a ‘Local Housing Strategy’ (LHS). The Council’s LHS (2017-2022) outlines how housing provision and housing related services are co-ordinated and sets outcomes, indicators, targets and policy commitments for these provisions and services.

5.2 The Council’s Scheme of Assistance has been designed to contribute towards meeting the following LHS outcomes and outlined in this document:

* **Improving Housing Quality**
* **Housing and Health**
* **To Tackle Fuel Poverty and Contribute to Meeting Climate Change Targets.**

5.3 The Council’s Public Health & Housing Team within Environmental and Public Protection have primary responsibility for the development and implementation of the Scheme of Assistance. The Public Health & Housing Team will be the contact for home owners, landlords and tenants in the private sector seeking assistance, information and advice.

1. **Scheme of Assistance**

6.1 To assist with the delivery of the of the LHS outcomes the Council will offer the following 3 strand approach:

* **Advice and Information**

We will offer general advice and information on a range of repairs, maintenance, improvements and/or adaptations to all homeowners in Inverclyde.

* **Practical Assistance**

We will offer services which provide help with practical issues to assist owners in exercising their repair and maintenance rights and responsibilities and effecting repairs to their property.

* **Financial Assistance**

Financial assistance will be available to those qualifying homeowners who require adaptations or lead pipe replacement.

1. **Summary Assistance Available**

7.1 The table below summarises the methods of assistance available, and who will be eligible for these.

|  |  |  |  |
| --- | --- | --- | --- |
| Type of assistance available under Inverclyde Council Scheme of Assistance | Private Tenant | Private Landlord | Home Owner |
| Advice and assitance delivered by the Public Health & Housing Team | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) |
| Information and advice from the Council’s website | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) |
| We will assist by using enforcement powers to deal with housing issues such as disrepair, poor maintenance and below tolerable standard housing with particular focus on matters which give rise to detrimental effects on occupiers health. | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) |
| We will provide advice and assistance when a statutory notice has been served on a property | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) | [Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ) |
| Financial assistance to carry out essential adaptations to a home if you are a person with a disability and have been assessed by Helath and Social Care Partnership (HSCP) Occuptational Therapy Service | *[Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ)* |  | *[Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ)* |
| Advice and assistance from Inverclyde Care & Repair Services, including the Small Repairs Service to assist older people or people with a disability to remain in their own homes. | *[Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ)* |  | *[Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ)* |
| Home Energy and Fuel Poverty advice through Home Energy Scotland (HES) and Inverclyde Home Advice Team (i.HEAT). | *[Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ)* | *[Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ)* | *[Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ)* |
| Lead Pipe Replacement | *[Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ)* | *[Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ)* | *[Image result for tick](https://www.google.co.uk/url?url=https://pixabay.com/en/photos/tick%20mark/&rct=j&frm=1&q=&esrc=s&sa=U&ved=0ahUKEwi67fC7393SAhWlDMAKHRI8BiYQwW4IIzAF&usg=AFQjCNFscAkys-9-XEYKWmQXQyPvovAHSQ)* |

# 8. Improving Housing Quality

8.1 This section outlines the assistance which will be provided will help improve stock condition.

**8.2 Advice and Information**

Repairs and avoiding disputes

A regular ongoing maintenance program should be put in place at every property. If there is work required to the common parts of a shared building, owners initially should contact the other owners in their block, with whom they share responsibility for the upkeep of the property to discuss the work needed and agree how it should be done.

The Council recognise that property owners can experience difficulties managing common repairs, and can provide impartial advice on this matter, including:

* The rights and responsibilities of owners
* How to contact the co-owners within your property
* Arranging and, on occasion, hosting co-owner meetings
* Arranging for work to be done
* The roles of property factors; and
* Resolving disputes between parties

Mediation Services

Mediation Services can be provided; this is an informal way of resolving disputes between household or between landlords and tenants. A successful mediation would result in an agreement being signed by all parties confirming what steps will be taken to resolve the repair issues.

The service is free of charge and it does not prevent owners or tenants seeking advice from other services.

Guidance notes and websites

Information and advice will be provided to help homeowners arrange for repair work to be carried out to their own property and provide information on a range of issues related to housing.

The Council can refer residents to a range of guidance on the following:

* Asbestos
* Dampness and Condensation
* Electrical Safety
* Gas Safety
* Employing Tradespeople
* Energy Efficiency
* Mediation
* Maintaining you home
* Landlord Registration
* Lead in Water
* Missing Shares
* Paying for Maintenance
* Property Managers
* Seasonal Checklist
* Tolerable Standard
* Organising Repairs
* Common Repairs
* Title deeds
* Plumbing emergencies

Further information is available at the following website:

<http://newtenementhandbook.scot/>

Private Rented Sector

The Council is committed to supporting the provision of good quality private rented accommodation. Such accommodation must meet the specific requirements which apply to private rented property known as the repairing standard. If tenants are concerned about the condition of private rented property, The Council can advise them what to do but in the first instance they should contact their landlord.

Privately rented property must be registered with the Landlord Registration Scheme.

Further information is available at the following website:

<http://landlordregistrationscotland.gov.uk/search>.

If property is not registered The Council can take action against the landlord to make sure that it is.

The Council can also assist tenants to ensure that their landlord complies with the relevant housing law that relates to private sector tenancies.

Further information is available at the following website:

<http://rentingscotland.org>

The Council has now developed a process where landlords who do not act in an appropriate manner or operate their tenancies in a way that means that they are not complying with the relevant housing law can be reported to the Housing (Landlord Registration) Sub-committee with a recommendation that the landlords’ approval to rent property is removed. Revocation of a landlord’s registration to rent out residential property will only be considered where a landlord consistently refuses to operate the tenancy in an appropriate manner.

First-Tier Tribunal for Scotland (Housing and Property Chamber)

The First-tier Tribunal for Scotland (Housing and Property Chamber) provides tenants with a way of forcing landlords to comply with the Repairing standard.

Further information is available at the following website:

<http://www.housingandpropertychanber.scot/repairs/repairs-faq>

If a private rented property does not meet the Repairing Standard, tenants need to initially inform their landlord allowing them the opportunity to carry out works. If it is considered that a landlord has failed to meet the Repairing Standard an application should be made to the Chamber by the tenant. Tenants will have to demonstrate that they have notified the landlord of the work that is needed and when that was done by providing a copy of the letter written and evidence of posting

In certain circumstances The Council can report failure to meet the Repairing Standard to the Housing and Property Chamber by undertaking a Third Party Referral such circumstances mainly relate to where tenants are deemed to be vulnerable or there is some concern for the manner in which the tenancy is being operated by the landlord.

Further information is available at the following website:

<http://www.housingpropertychamber.scot/>

**8.3 Practical Assistance**

Enforcement Action

The Scheme of Assistance aims to encourage and support owners to take responsibility for the condition of their property. It is recognised, however, that there are owners who do not maintain their property. In these cases The Council has a range of legislative powers which are and will continue to be used extensively and effectively to force owners to maintain their properties. The use of legislative powers should be viewed as an enabling exercise to allow owners to have essential works carried out.

Environmental Protection Act 1990 Section 80 Notice

Where the conditions at a property gives rise to concern for the health of the occupants to such a degree that the conditions constitute a statutory nuisance the Local Authority will serve Notice on those responsible for the problem requiring them to have the remedial work carried out to abate the nuisance. If they do not The Council has the option to serve Fixed Penalty Notices on the owners or, in certain circumstances, refer the matter to the Procurator Fiscal; only in exceptional circumstances would the Local Authority carry out the work required and charge the owners of the cost of the work plus as administration charge.

Building (Scotland) Act 2003 Section 28 Notice

Where a property is in a state of disrepair the Local Authority may serve Defective Building Notices on all responsible parties requiring them to have the disrepair attended to.

Housing (Scotland) Act 2006 Section 30 Notice

The Council may choose to serve Work Notices on owners of properties which are sub-standard. Owners must then arrange to carry out the work detailed in the Notice. If the owners do not comply with the Work Notice within the time set out, The Council can, in exceptional circumstances, carry out the work and reclaim all costs incurred from the owner. This can be done by means of a repayment charge which is secured against the title deeds of the property.

Housing (Scotland) Act 2006 Housing Renewal Areal

A Housing Renewal Area is an area where The Council have identified a significant number of sub-standard houses and/or a house, where housing is adversely affecting the amenity of an area.

The improvements under a Housing Renewal Area are enforced by the issuing of Work Notices or Demolition Notices which state the extent of the works that the owner must undertake and the timescale in which they must carry out the work. Failure to comply with the terms of the Notice may result in The Council undertaking works and recovering all costs and fees from the owner.

Housing (Scotland) Act 1987 Closing and Demolition Orders

Where a property is not fit for habitation, below tolerable standard and ought to be demolished The Council will serve Closing Orders on property prohibiting it’s use for human habitation. If the property is detached a Demolition Order will be served on the property. The Council will only use this ultimate sanction where there have been attempts made by The Council to have the matter dealt with by those responsible and where an economic viability assessment has been carried out and the action is proportional in terms of the human rights of the occupier.

Tolerable Standard

A house meets the Tolerable Standard if it

* Is structurally stable
* Is substantially free from rising or penetrating damp
* Has satisfactory provision for natural and artificial lighting, for ventilation and for heating
* Has satisfactory thermal insulation
* Has an adequate piped supply of wholesome water available within the house
* Has a sink provided with a satisfactory supply of both hot and cold water within the house
* Has a water closet or waterless closet available for the exclusive use of the occupants of the house and suitably located within the house
* Has a fixed bath or shower and a wash-hand basin, each provided with a satisfactory supply of both hot and cold water and suitably located within the house
* Has an effective system for the drainage and disposal of foul and surface water
* In the case of a house having a supply of electricity, complies with the relevant requirements in relation to the electrical installations for the purpose of that supply

-“the electrical installation” is the electrical wiring and associated components and fittings, but excludes equipment and appliances

-“the relevant requirements” are that the electrical installation is adequate and safe for use

* Has satisfactory facilities for the cooking of food within the house and
* Has satisfactory access to all external doors and outbuildings

Advice and assistance is available to those served with any type of formal Legal Notice served by The Council.

Empty Homes

Empty homes are detrimental to the local environment as they are often the target of antisocial behaviour. Empty homes are also more likely to fall into disrepair which is the most common reason for properties remaining unoccupied.

The Council and River Clyde Homes are working with the Scottish Empty Homes Partnership, set up by the Scottish Government and Shelter Scotland, to help bring empty homes back into the affordable housing supply.

A range of practical advice and assistance is available from The Council’s Empty Homes Officer to encourage empty home owners to sell, rent or live in the properties which they own. We are also currently in the process of developing an Empty Homes Strategy to support home owners in bringing their properties up to standard and back into the viable housing supply.

**8.4 Financial Assistance**

Lead Pipe Replacement

The Council provides financial assistance to households to replace lead piping which supplies drinking water where the property is their main residence.

Financial assistance will be provided at a rate of 50% of the cost of replacing the affected supply from the Scottish Water connection, usually in the pavement, to the cold water dietary supply in the kitchen. Where the water supply is shared with another owner or owners the lead must be removed from the whole dietary supply.

Missing shares

Supporting owners to carry out common maintenance works is clearly a priority for The Council as it is recognised that maintenance is essential to keep property in a good state of repair; to support this assertion although this is a discretionary power given the priority that The Council assigns to good maintenance “missing shares” will be paid where the requirements of the relevant legislation; the Housing (Scotland) Act 2006 Section 50 have been complied with by the co-owners. “Missing shares” of maintenance costs will be paid on behalf of owners who are unwilling or unable to participate in maintenance schemes. The Council will then recover those costs which will include administration costs and interest charges from the non-participating owners. The legislation also allows recovery to be made from owners who do not pay their share via a Repayment Charge which is attached to the titles to the relevant property.

Paying missing shares, however, will only be carried out by The Council if resources permit, and where all other options have been explored by the Co-owners to have the necessary work carried out.

The Public Health & Housing team can assist with housing problems on an individual basis or to a group of property owners where occupiers are suffering as a result of disrepair.

# Housing and Health

9.1 This section outlines the services that are available to ensure that people are supported to live independently for as long as possible in their own homes and communities, through the provision of equipment and adaptations to meet the needs of a disabled person.

**9.2 Advice and Information**

Advice and information regarding the assistance available to all home owners and private tenants from the Council is available online, through a range of printed information and also through contact with the relevant council staff and key partners noted in this document.

Health and Social Care Partnership

To support people to live independently in their own homes and communities The Council, through the Health and Social Care Partnership (HSCP), have a responsibility to assess a person’s needs for equipment or an adaptation to access their house and to access standard amenities.

Standard amenities are:

* A sink provided with hot and cold water in the house
* A WC suitably located in the house
* A bath or shower and wash hand basin each with hot and cold water suitably located in the house

The assessment and priority of need is carried out by an Occupational Therapist (OT), and, if appropriate, they will make a referral for grant assistance.

The following is a list of works that are eligible for grant assistance, this list is not exhaustive it is simply a guide to the most common works eligible:

* Wet floor shower area
* Level access shower
* Over bath shower
* Doorway widening
* Through floor lift
* Stair lift
* External stair lift
* Access ramp
* Professional fee’s; Architects/Surveyors etc. including fees for work that might not go ahead

To ensure the assessment for grant assistance is fair and transparent the Council adheres to the Scottish Government Statutory Guidance; Implementing the Housing (Scotland) Act 2006 “Work to meet the needs of Disabled People”.

Works for the provision of additional living accommodation are not eligible works for mandatory financial assistance.

If there is a requirement for equipment or an adaptation or for more information on the OT services, contact:

Inverclyde Council

Inverclyde Centre of Independent Living

10-16 Gibshill Road

Greenock

PA15 2UP

01475 714350

**9.3 Practical Assistance**

Care and Repair Services for Inverclyde

Inverclyde Care and Repair are managed by Bridgewater Housing Association and funded by the Council.

All OT referrals for adaptations are made to Care and Repair who will assist with progressing the required works and the application for grant assistance. Care and Repair will appoint a Project Officer to assist with the grant application and to ensure that the works to be carried out meet the needs identified by the OT and that they comply with the relevant planning and building regulations.

Care and Repair can signpost to other appropriate organisations that can provide advice on a number of housing and support issues.

Care and Repair operate a Small Repairs Service for plumbing, electrical, joinery and general household jobs.

Care and Repair services are available to homeowners and tenants in the private sector who are either disabled or are over 60 years of age.

Further information is available at the following website:

<http://inverclyde.gov.uk/housing/home-owners/care-and-repair>

contact:

Care and Repair

Bridgewater Housing Association

1st Floor  
Bridgewater Shopping Centre  
Erskine  
PA8 7AA

**Tel:**0141 812 4111

Email: [enquiries.carerepair@bridgewaterha.org.uk](mailto:enquiries.carerepair@bridgewaterha.org.uk)

**9.4 Financial Assistance**

Grant Assistance

All eligible adaptation works will receive a minimum of 80% grant assistance, where financial assessment suggests that the application of a means tests would lead to a higher level of assistance, at the discretion of the Council, 100% grant can be awarded. In all cases the most efficient and cost effective solution for an adaptation will be considered, within budget constraints, to ensure fair and equitable distribution of available grant funding.

Grant Assistance to Move House

In some cases if the homeowner’s property is no longer suitable for their needs and adaptations are not practical alternative solutions may need to be sought, including consideration of more suitable housing. In such circumstances financial assistance can be offered to assist with moving expenses and towards the purchase of a more suitable house.

Adaptations in Private Sector Tenancies

Private Sector tenants have the right to adapt their home subject to the consent of the owner (and sometimes co-owners where applicable). No reasonable request should be refused. An owner can request that the property by reinstated to its original condition if the adaptation is no longer required, grant assistance can be made available for reinstatement.

Where possible the owner will be encouraged to retain any adaptation for the use of another tenant with similar needs. Where practical, consideration can also be given to an adaptation being transferred to an applicant’s new address if required.

Further information is available at the following website:

<http://inverclyde.gov.uk/housing/private-tenants/housing-grants-and-assistance>

or Contact:

Senior Grants Officer

Inverclyde Council

James Watt Building

105 Dalrymple Street

Greenock

PA15 1HU

Tel 01475 714228

1. **To Tackle Fuel Poverty and Contribute to Meeting Climate Change Targets.**

10.1 This section outlines the services available to tackle fuel poverty and advice available to improve energy efficiency of housing in the private sector.

**10.2 Advice and Information**

Home Energy Scotland

Home Energy Scotland (HES) are funded by the Scottish Government and delivered by the Energy Saving Trust. HES are a network of local advice centres covering all of Scotland. Advisors offer free, impartial advice on energy saving, renewable energy, sustainable transport, waste prevention and more. HES are an advice service available to householders, community, groups, businesses and the public sector.

In the first instance the Council will refer all energy efficiency enquiries to HES.

<http://energysavingtrust.org.uk/scotland/home-energy-scotland>

Or call the HES hotline number free on: 0808 808 2282

**10.3 Practical Assistance**

Inverclyde Home Energy Advice Team

HES will refer local enquiries to ’Inverclyde Home Energy Advice Team’ (i.HEAT), when necessary.

i.HEAT is a free and impartial home visit service and can advise on all aspects of home energy use, including how to reduce energy bills and help resolve complex problems with energy suppliers, including fuel debt.

Further information is available at the following website:

<https://www.thewisegroup.co.uk/?s=iheat>

or call direct: 0800 092 9002

**10.4 Financial Assistance**

HES can also advise on discounted insulation measures available through a range of offers funded by the Scottish Government or through energy companies.

HES can provide information on:

* [Home Energy](http://www.energysavingtrust.org.uk/scotland/home-energy)

HES can advise householders how to save energy, money and make their home warmer. They can carry out a Home Energy Check over the phone to pin-point where energy and money can be saved and, if necessary, arrange for an advisor to visit or refer to iHEAT.

* [Renewables](http://www.energysavingtrust.org.uk/scotland/home-energy/renewables)

HES can advise householders about which renewables systems are appropriate for their particular circumstances and provide information about financial support and reputable installers.

* [Loans and support](http://www.energysavingtrust.org.uk/scotland/grants-loans)

HES can advise householders about their eligibility for financial support, benefits, and incentives. HES can also help householders find discounted energy rates.

Central Heating Grant

The Council can provide grant assistance for households in fuel poverty and who have a partial, broken, beyond economical repair, ineffective or no heating system. Householders must contact HES in the first instance for assessment, HES will refer to the Council when necessary.

Energy Efficiency Scotland Area Based Schemes (ABS)

The Scottish Government is committed to tackling fuel poverty and to improving the energy efficiency of housing in the private sector by providing funding to homes via Local Authorities for ABS.

The aim of the ABS funding team is to target specific areas where fuel poverty is known to exist and where homes are uninsulated or require additional insulation to bring them up to current standards. The Scottish Government encourage Local Authorities to work on collaborative programmes in ‘Area Based Schemes’ (ABS) with local Registered Social Landlords and ensure that areas in fuel poverty are improved first before turning attention to other areas that could also benefit from energy efficiency measures. The Scottish Index of Multiple Deprivation (SIMD) Scores for the whole of Scotland, house types and council tax bands are used as the benchmark for determining which areas should be tackled first under ABS programmes.

Local authorities must ensure that they maximise the use of their ABS funding allocation and secure the best Energy Companies Obligation (ECO) funding leverage possible. The Council is committed to tackling fuel poverty and is adopting the Flexible ECO Eligibility Policy to allow Flexible ECO Affordable Warmth funding for energy efficiency works to be made available to homeowners in Inverclyde with the highest level of need.

Home owners participating in ABS programme will be required to pay a contribution to the cost of the works. Interest-free loans are available from the Scottish Government to help with the homeowner’s contribution that is required. More information on the interest free loan will be made available to home owners participating in ABS programmes.

Further information is available at the following website:

<http://inverclyde.gov.uk/houseing/private-tenants/housing-grants-and-assistance>

Or contact the Senior Grants Officer at the number above.

Shared Equity Scheme Help with Home Ownership

The Scottish Government Low-cost Initiative for First Time Buyers (LIFT) shared equity scheme has helped thousands of people across Scotland purchase an affordable new home.

The LIFT scheme offers up to 40% funding towards the price of a home, with the option of purchasing either brand new from a housing association (where available), or from the open market.

The scheme is open to a range of people including first time buyers, social landlord tenants, disabled and older people with housing need, armed forces personnel and veterans who have recently left the armed forces.

Inverclyde Council try to promote and encourage housing options which meet people’s aspirations.

This scheme can provide a resident who wishes to own their own home but currently believes that they cannot afford to, with the chance to live in a home and location area of their choosing, within certain price thresholds.

It can also assist current homeowners who may be looking for a new home after a significant change in household circumstances; or where someone has a disability and owns a house which doesn’t suit their needs.

The scheme, managed by Link Group Ltd, has helped thousands of individuals and families into a new home.

If you are working, you could secure a mortgage with the LIFT scheme. You should speak with your bank or financial adviser and ask them to look for a shared equity mortgage.

More details can be found at Link’s website: [www.linkhousing.org.uk/LIFT](http://www.linkhousing.org.uk/LIFT)

**11. Grant Conditions**

Grant assistance will be paid subject to all work being completed satisfactorily; the following conditions will apply to the house for 10 years from the date of the completion of the works carried out:

* The house must be used as a private dwelling, although part of it can be used for other purposes.
* The house must be the main residence either of the owner or a member of their family
* The owner must take all practicable steps to keep the premises or land in a good state of repair
* The grant will be repayable in reducing tranches of 10% per year if the owner sells the property within 10 years of the grant being paid, beginning with the date on which the work is completed.\*
* The Council can require the owner to certify that the above conditions are being met.

\*This condition excludes adaptations and also sales being completed by an executor on behalf of a deceased owner.

**Useful Contact Numbers**

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| **Advice Service Capability Scotland** | Telephone: 0131 313 5510  Textphone: 0131 346 2629  Email: [advice@capability-scotland.org.uk](mailto:advice@capability-scotland.org.uk) |
| **Antisocial Behaviour Helpline** | Telephone: 0800 01 317 01  Email: problemsolving.unit@inverclyde.gov.uk |
| **Care and Repair**  1st Floor Bridgewater Shopping Centre Erskine PA8 7AA | Telephone: 0141 8124111  [enquiries.carerepair@bridgewaterha.org.uk](mailto:enquiries.carerepair@bridgewaterha.org.uk) |
| **Customer Service Centre**  Inverclyde Council  Municipal Buildings  Greenock  PA15 1LY | Telephone: 01475 717171  Telephone for the hearing impaired: 01475 717677(office hours only)  Email: [comments@inverclyde.gov.uk](mailto:comments@inverclyde.gov.uk) |
| **Financial Fitness** | Telephone: 01475 729239  <http://financialfitness.btck.co.uk/> |
| **Health and Social Care Partnership**  Hector McNeil House  7-8 Clyde Square  Greenock  PA15 1NB | Telephone: 01475 715365  Email: [HSCP.Communications@ggc.scot.nhs.uk](mailto:HSCP.Communications@ggc.scot.nhs.uk) |
| **Home Energy Scotland** | Telephone: 0808 808 2282  <http://www.energysavingtrust.org.uk/scotland/home-energy-scotland> |
| **Inverclyde Carers Centre**  68-70 Cathcart Street  Greenock  PA15 1DD | Telephone: 01475 735180  <https://www.inverclydecarerscentre.org.uk/Pages/Category/support-groups> |
| **Inverclyde Council Disability**  10 Clyde Square  Greenock  PA15 1NB | Telephone: 01475 732700  Email: [enquiries@icod.org.uk](mailto:enquiries@icod.org.uk) |
| **Inverclyde Home Energy Advice Team (iHEAT)** | Telephone: 0800 092 9002  Email: [i-heat@thewisegroup.co.uk](mailto:i-heat@thewisegroup.co.uk) |
| **Scottish Association of Landlords (SAL)**  22 Forth Street  Edinburgh  EH1 3LH | Telephone: 0131 270 4774  Email: [info@scottishlandlords.com](mailto:info@scottishlandlords.com)  <http://www.scottishlandlords.com> |
| **The First-tier Tribunal for Scotland (Housing and Property Chamber)** | Telephone: 0141 302 5900  <https://www.housingandpropertychamber.scot/> |