

Grant Information Sheet

Meeting the Decent Homes Standards in the Private Sector

In 2002 the Government introduced the decent homes standard to include vulnerable residents living in the private sector.

A third of all housing falls below the decent homes standard. Over one million vulnerable households, especially those comprising of older people, live in privately owned homes that are not decent, putting their health at risk.

A decent home is one that is safe, wind and weather tight, warm and has modern facilities.

Haringey Council's Private Sector Housing Renewal Policy aims to try and achieve decent homes for our vulnerable residents in the private housing sector.

We have introduced a series of grants to assist vulnerable home owners with improving their properties to meet the decent home standard.

A decent home should:

1. Provide a safe environment which is free from hazards which may cause injury or poor health to its occupants.
2. Be in a reasonable state of repair.
Dwellings which have one or more key building elements which are old and in need of replacing or major repair may qualify for assistance under this standard.
3. Have reasonably modern facilities and services.
The property must fail on three or more criteria under this standard to qualify for assistance.
4. Provide a reasonable degree of thermal comfort.
Dwellings must have both effective heating and insulation. Properties which do not have both elements may be eligible for assistance.

This assessment will have to be carried out by a qualified officer.

Who is Eligible?

You are eligible to apply for assistance if you are in receipt of at least one of the following principal means tested or disability related benefits.

- Income Support
- Housing benefit
- Council tax benefit
- Income Based Job Seekers allowance,
- Attendance allowance
- Disability living allowance
- Industrial injuries disablement benefit,
- War disablement pension.
- Pension credit
- Working tax credit which includes disability element (income less than £14,200)
- Child tax credit which includes disability element (income less than £14,200).

If you feel that you meet the eligibility criteria and that your property is likely to fail any of the standards set out above then please complete the meeting the decent homes standard grant enquiry form.

NB. Funding available from the council is subject to a condition.

This condition is that the funding received from Haringey Council must be repaid to the council on the future sale of your property. This condition will be applied by putting a charge on your property on completion of the grant works.