Teignbridge
DISTRICT COUNCIL
South Devon

Financial Assistance for Landlords

Grants and loans for landlords to repair or improve their properties

Teignbridge District Council
Housing Services
www.teignbridge.gov.uk/housing

Financial Assistance for Landlords

Grants and loans for landlords to repair or improve their homes

Affordable housing is in short supply in Teignbridge. There is a need to increase the amount of available privately rented properties, and to raise accommodation standards to keep tenants safe.

Landlords may have properties that they could convert into multiple accommodation units, or they may need to carry out essential repairs to achieve satisfactory living standards. To help with the cost of conversions and remedial works, Teignbridge District Council and its partners are offering a variety of financial loans and grants.

Loans for Landlords
- to improve properties

Loans are available through Wessex Home Improvement loans (WHIL) to help landlords:

- Bring rented accommodation up to Decent Homes Standard (safe to live in, be in a reasonable state of repair, have reasonably modern facilities (kitchen, and bathroom) and have effective insulation and heating).
- Improve the condition of houses of multiple occupation including the provision of fire precautions, means of escape, amenities within the property (kitchens/bathrooms) and make them safe to live in.

Who can apply?

The applicant (landlord) must:

- Own, and have been letting the property for at least 6 months.
- Have sufficient disposable income to cover the loan repayments, based on a WHIL assessment.
- Have sufficient equity available in the property to secure the loan.
- Let the property to a vulnerable person (someone who is in receipt of means tested or long term disability benefit, or aged 70 or over, or has a child under 6 years).

Conversion Loans
- to convert properties

The Council offers loans to help increase the housing stock in areas where there is a high housing need at affordable rents. This includes properties where the owner wishes to convert their property into a number of units, but remain living in one of the converted units.

Who can apply?

The applicant must:

- Own the property
- Have sufficient disposable income to cover the loan repayments, based on an assessment made by WHIL
- Have sufficient equity available in the property to secure the loan

The property must be in an area of high housing need as determined by Housing Services of Teignbridge Council.

How are the conversion and improvement loans calculated?

A financial assessment will be carried out by WHIL and the amount of loan offered will be based on individual circumstances. The minimum will be **£1,000** and the maximum is **£15,000.** Loans will be repayable over 10 years, depending on circumstances. The loan is subsidised by the Council, and interest will be payable at a fixed rate of 3% throughout the term of the loan.

What are the loan conditions ?

Throughout the loan period, a Land Registry charge will be registered against the property, the Council will nominate a tenant to live in the property, and the property must be let at affordable rents. Any outstanding balance on the loan will have to be repaid if the property is sold.

For more information about the Wessex Home Improvement Loan scheme, please ask a Housing Officer for a leaflet.

Grant Assistance for Landlords

Grant Assistance up to **£1,000** is available to carry out repairs to improve safety in privately rented properties and to carry out energy efficient works including the provision of efficient heating and renewable energy products.

This help is available to landlords where a tenant has been assisted by the Council rent deposit scheme, and the property must be let to a vulnerable person for a period of 12 months at affordable rents.

Empty Homes Assistance

Assistance through loans and grants is available to encourage owners of long term empty homes to bring their dormant properties back into use. To find out more, please ask for the Council's **Empty Homes Assistance** leaflet.

See back page for other financial assistance.

Other Financial Assistance

The Council is working with partners to provide free or subsidised cavity wall and loft insulation to improve the energy efficiency of homes throughout Teignbridge.

To find out more about home insulation offers contact the **Energy Saving Trust** on **0800 512 012** or visit **www. energysavingtrust.org.uk**

Warm Front Grant

Warm Front is a government funded scheme managed by EAGA. It gives advice on energy efficiency and grant funding for heating up to a value of **£3,500** per property (or **£6,000** where oil, low carbon or renewable technologies are recommended).

Warm Front grants are available for home owners and tenants renting from private landlords who are in receipt of certain benefits. Call free on **0800 316 6011** for more information or visit **www.warmfront.co.uk**

Further details

If you would like further information about any other housing issue, please contact:

Teignbridge District Council
Housing Services
Forde House Brunel Road
Newton Abbot Devon
TQ12 4XX
Tel: 01626 361 101
Fax: 01626 215 316
housing@teignbridge.gov.uk
www.teignbridge.gov.uk/housing

If you need this information in another language or format (print size, colour, Braille, BSL, email attachment, mp3 file or disc), please contact:
equality@teignbridge.gov.uk
01626 361 101

tell us what you think

housing@teignbridge.gov.uk

You text us your name & question; we call you back

07768 808 160

W celu uzyskania niniejszej informacji w innym języku lub formacie, prosimy o kontakt.

اگر ضرور شد که این اطلاعات را به یک زبان یا شکل دیگری داشته باشید لطفا به ما اطلاع بدهید

اگر به این اطلاعات به زبان یا شکل دیگری نیاز داشتید لطفا با ما تماس بگیرید.

يرجى الإتصال بنا في حالة الحاجة للحصول على هذه المعلومات بلغة أخرى أو بتصميم مختلف

如果您需要本文件的其他语种或格式，请联系我们。

Bu bilgileri başka dil veya formatta talep etmek isterseniz, lütfen bizimle temas kurunuz.

Ref PSH01 TDC July 2010