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The National Federation of Builders

55 Tufton Street
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Financial Services Authority (FSA)

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The Association of Residential Letting Agents

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West London Better Homes Grant

Grants of 50% of the cost of works, up to a maximum of £3,000 per unit are available to help landlords refurbish their properties to meet the Government's Decent Homes Standard.

The types of work that can be funded include;

- Thermal Comfort
- Central heating
- General Repairs
- Kitchens
- Bathrooms
- Major health & safety hazards

This is a grant for landlords who let their property through council letting schemes, or the property is a House in Multiple Occupation (HMO).

The London Boroughs of Brent, Ealing, Hammersmith and Fulham, Harrow, Hillingdon, Hounslow and the Royal Borough of Kensington and Chelsea currently offer this NEW grant which is designed to help both landlords and tenants in the private rented sector.

Grant criteria

A property will qualify for this grant where, it;

- (a) Fails to meet the current statutory minimum standard for housing or 'fitness standards': under the Housing Health & Safety Rating System (HHSRS);
- (b) Fails to provide a reasonable degree of thermal comfort, ie it lacks effective insulation and efficient heating;
- (c) Is in an unreasonable state of repair i.e. one or more of the key building components are old, and because of their condition, need replacing or major repairs;
- (d) Does not have reasonably modern facilities and services
 - a reasonably modern kitchen;
 - a kitchen which has adequate space and layout;
 - a reasonably modern bathroom;
 - an appropriately located bathroom and WC;
 - adequate noise insulation; adequate size and layout of common entrance areas for blocks of flats.

and the property is either;

- (a) let through a council run scheme, or
- (b) the property is a House in Multiple Occupation (HMO) housing vulnerable households, and the landlord has, or is seeking a license or accreditation.

Grant conditions

Landlords are expected to match the amount of grant given to the property. Each unit will be entitled to a grant of up to £3,000* or half the cost of the works (whichever is less).

The property must remain let under the council's direct letting scheme for two years. Should you stop renting your property through the scheme before the two years has elapsed, you may have to pay back all or part of the grant money.

Managing Agents can apply for the Better Homes Grant on behalf of an owner; if the property owner has given authorised permission (the Council will require documentary proof of this).

If you need help or further information, please contact your local council for assistance.

* effective from 1 April 2008

For further information on the West London Better Homes Grant or to make an application contact:

Brent

Private Housing Services
5th Floor, Mahatma Gandhi House
34 Wembley Hill Road
Wembley, Middlesex HA9 8AD
Tel: **020 8937 2535**
emptyhomes@brent.gov.uk

Ealing

Private Sector Supply Team
4th Floor, Perceval House
14-16 Uxbridge Road
Ealing W5 2HL
Tel: **020 8825 6185**
agards@ealing.gov.uk

Hammersmith & Fulham

Housing Advice & Assessment
77 Glenthorne Road
London W6 0LJ
Tel: **020 8753 2443**
Joseph.Pascual@lbhf.gov.uk

Harrow

Housing Services
P O Box 65, Civic Centre, Station Road
Harrow HH2 2XG
Tel: **0800 371 067**
finders.fee@harrow.gov.uk

Hillingdon

Private Sector Housing
2E/07 Civic Centre, High Street
Uxbridge, Middlesex UB7 9DE
Tel: **01895 250 188**
pshteamhousing@hillingdon.gov.uk

Hounslow

Homeless Persons Unit
Hounslow Civic Centre, Lampton Road
Hounslow TW3 4BR
Tel: **020 8583 3869**
huw.jones@hounslow.gov.uk

Kensington and Chelsea

Martin Coll
Housing Initiatives
Room 247 Kensington Town Hall, Hornton Street
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