

## Scheme of Assistance – Table of Amendments

Page Number	Current Wording	New Wording
Page 2 – INTRODUCTION	<p>1.1 This statement of assistance has been produced in accordance with the terms of the Housing (Scotland) Act 2006. It sets out the different forms of assistance that Perth and Kinross Council may provide in relation to repairs, maintenance, improvements and adaptations to privately owned and private rented properties. This statement of circumstances is known as the 'Scheme of Assistance'</p>	<p>1.1 The Housing (Scotland) Act 2006 introduced changes to the repair and maintenance of private property. It recognised that the primary responsibility for the repair and maintenance of private property lies with individual home owners. However, the Act also provides local authorities with powers designed to encourage and assist owners to carry out repairs and maintenance to their property.</p> <p>1.2 Section 72 of the Act requires each local authority to provide a statement setting out what forms of assistance the Council will provide and who will qualify for assistance.</p>
	<p>1.3 This statement of assistance will be reviewed annually and in line with the cyclical reviews of the Local Housing Strategy (LHS). A major review was undertaken in early 2016 with minor amendments in January 2017 to reflect a significant change in the Care and Repair service and the Scottish Government's pilot HEEPS Equity Loan Scheme.</p>	<p>1.3 This statement sets out Perth &amp; Kinross Council's Scheme of Assistance. The Scheme of Assistance provides information on the assistance that the Council can provide in relation to repairs, maintenance, improvements and adaptations to privately owned and private rented properties. This statement is known as the 'Scheme of Assistance'.</p> <p>1.4 There are two key elements of the Scheme of Assistance:</p> <ul style="list-style-type: none"> <li>• Advice, information and practical support – the Council will provide a range of general advice and information on home repairs, improvements and management to any homeowner within Perth and Kinross.</li> <li>• Financial assistance – the Council will make financial assistance available to people with disabilities who require adaptations to their homes, subject to agreed criteria.</li> </ul>

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		1.5 The Statement is reviewed annually and in line with the review of the Local Housing Strategy (LHS). The Statement was reviewed during November 2019 to reflect changes in the Care and Repair service and the Scottish Government's Home Equity Loan Scheme (HEEPS).
Page 3 ASSISTANCE	3.2 The priority works for assistance are; <ul style="list-style-type: none"> <li>• Essential adaptations for people with disabilities.</li> <li>• Works to properties that are below the Tolerable Standard (BTS) or are at risk of becoming BTS, and other properties with serious disrepair. Works to common parts, particularly in tenement properties, will be given priority over works to single dwellings.</li> <li>• Works to bring long-term empty properties back into use as affordable housing.</li> </ul>	3.2 The following works are given priority when considering assistance; <ul style="list-style-type: none"> <li>• Essential adaptations for people with disabilities.</li> <li>• Work to bring long-term empty properties back into use as affordable housing.</li> <li>• Work to properties that are below the Tolerable Standard (BTS) or are at risk of becoming BTS, and other properties with serious disrepair.</li> <li>• Work to common parts, particularly in tenement properties, will be given priority over works to single dwellings.</li> </ul>
Page 4 Information and Advice	4.7 Perth and Kinross Council is committed to equal opportunities and as such, written information will be available in a number of accessible formats including Braille, large-print, audio CD and translated into various community languages as required.	4.8 Perth and Kinross Council is committed to equal opportunities. This Scheme of Assistance can be made available in a number of accessible formats including easy-read leaflets, braille, large-print, audio CD and can be translated into various community languages on request. If you require this service, please contact Perth and Kinross Council's Customer Services Centre on 01738 475000. Page 18 also provides additional information on available translation services.
Page 5 Financial Assistance	4.12 Perth and Kinross Council will provide grants for adaptations for people with disabilities provided the works are supported by a referral from an Occupational Therapist. The terms and conditions under which disabled adaptation grants are available are detailed later in this statement.	4.13 The Council will provide grants for essential adaptations for people with disabilities. These works must be supported by a referral from an Occupational Therapist. The terms and conditions relating to disabled adaptation grants are included in Section 5 of this statement.

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	4.17 However where a property has been empty for at least six months and funding is available, a discretionary award from the Empty Homes Loan Fund may be considered.	4.18 However, where a property has been empty for at least six months and funding is available, a discretionary award from the Empty Homes Initiative may be considered. Section 9 of this statement provides further details on this scheme.
Page 5	4.17 A new Scottish Government initiative to provide equity loan funding for energy efficiency and associated works is being trialled in Perth and Kinross from December 2016 to March 2017 (with the possibility of an extension until March 2018). Whilst this assistance is not directly being provided by Perth and Kinross Council it is included within this statement as another significant funding option which would enable repairs and energy efficiency improvements to be carried out in the private sector. In the first instance enquiries should be made through the Energy Savings Trust (Contact details at the end of this document). The scheme is known as the HEEPS Equity Loan Scheme and further details can be found here : <a href="http://www.energysavingtrust.org.uk/scotland/grants-loans/heeps/heeps-equity-loan-scheme">http://www.energysavingtrust.org.uk/scotland/grants-loans/heeps/heeps-equity-loan-scheme</a> . In Perth and Kinross the works will be managed by Caledonia Care and Repair.	4.19 A Scottish Government initiative to provide equity loan funding for energy efficiency and associated works is being trialled in Perth and Kinross. Whilst this assistance is not directly being provided by Perth and Kinross Council it is included within this statement as another significant funding option which would enable repairs and energy efficiency improvements to be carried out in the private sector. In the first instance enquiries should be made through the Energy Savings Trust (Contact details at the end of this document). The scheme is known as the HEEPS Equity Loan Scheme and further details can be found here : <a href="http://www.energysavingtrust.org.uk/scotland/grants-loans/heeps/heeps-equity-loan-scheme">http://www.energysavingtrust.org.uk/scotland/grants-loans/heeps/heeps-equity-loan-scheme</a> . In Perth and Kinross the works are managed by Caledonia Care and Repair.
Page 6 WORK TO MEET THE NEEDS OF PEOPLE WITH A DISABILITY	5.1 The initial assessment of a disabled person's need will be undertaken by the Occupational Therapy service located within the Council's Housing & Community Care Service. This assessment will determine the needs of the disabled person and their eligibility for assistance in terms of clearly defined, local Community Care priorities.	5.2 However, where there may be a feasible alternative to carrying out adaptation works which could provide a better housing solution this will be considered and discussed with the applicant. Where the cost of carrying out the adaptations is significant, the Council may give advice on alternative housing options or offer financial assistance to move to a more appropriate property.
Page 6	N/A new paragraph	5.3 Advice on the suitability of an alternative property and the potential for the necessary adaptations to be carried out should always be sought from the Council prior to making an offer to purchase alternative private housing.

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Page 6	N/A new paragraph	5.4 Any financial assistance to move home will be limited to a contribution to the necessary legal costs of selling and buying a more suitable house. No assistance is available from this Scheme for the purchase price.
Page 6 Assessment & Prioritisation	5.6 The Housing (Scotland) Act 2006 defines adaptations in this context as structural work that involves making permanent changes to the property, but excluding work to extend any structure to create additional living accommodation and work to create living accommodation in a separate building to the current living accommodation. This definition includes work associated with the provision of, or the provision of access to standard amenities.	5.10 The Housing (Scotland) Act 2006 defines adaptations in this context as structural work that involves making permanent changes to the property, but excluding any work to extend a structure to create additional living accommodation or work to create living accommodation in a separate building to the current living accommodation.
Page 7	<p>5.8 Perth and Kinross Council will not provide grant funding for work which involves extending the original structure of the building or converting a separate building to create additional living accommodation. In cases where this type of adaptation is identified as the only feasible option by the assessing worker, the case will be referred to Care &amp; Repair who will advise on other options for funding the work.</p> <p>5.9 If conversion of space that is part of the existing structure of the main dwelling, such as an integral garage, is the only feasible way of making the required provision then this may be eligible for grant funding.</p> <p>5.9 If the proposed extension to the original structure of the building includes the provision of standard amenities and this is the only feasible way of making such provision, grant funding will be available for this element of the work, subject to a standard cost limit of £3,500 towards bathroom standard amenities.</p>	<p>5.12 In principle, Perth and Kinross Council will not provide grant funding for work which involves extending the original structure of the building (or converting a separate building) to create additional living accommodation.</p> <p>5.13 Where it is not possible to provide the bathroom adaptations within the existing structure of the house an extension to the main structure of the home, or conversion of a garage or outbuilding, to accommodate standard amenities may be considered.</p> <p>5.14 However, if the proposed extension or conversion includes living accommodation that element, of the conversion or extension, will not be considered eligible for grant assistance. In such cases only the cost of providing the adapted bathroom facilities will be calculated and considered for grant funding</p>

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Page 7	5.11 If the assessed needs involve a kitchen which is incapable of being adapted then a cost limit allowance of £4,000 will apply.	5.15 In cases where assessed needs includes a kitchen which is incapable of being adapted then a discretionary contribution of up to £4,000 may be awarded towards providing the new adapted kitchen.
Page 9 Reinstatement of Adaptations	N/A new paragraph	5.29 Modular ramps will however be removed free of charge when their use is no longer required. In such cases Care and Repair will arrange for the dismantling and removal of the ramp so that these can be reused.
Page 9 CARE AND REPAIR SERVICE	<p>6.1 Prior to the end of December 2016 there were two independently run Care &amp; Repair projects in Perth and Kinross. However, following a competitive tendering exercise, a Perthshire wide service provided by Caledonia Care and Repair, started in January 2017.</p> <p>6.2 The Caledonia Care and Repair service is managed by Caledonia Housing Association and their contact details can be found at the end of this document.</p>	6.2 The service is currently provided by Caledonia Care and Repair and managed by Caledonia Housing Association. (Contact details at the end of this document)
Page 9 & 10 Small Repairs Scheme	<p>6.5 The Small Repairs Scheme is restricted to those on a limited income;</p> <ul style="list-style-type: none"> <li>a. Less than £250 per week for single people or</li> <li>b. Less than £500 per week for a couple and</li> <li>c. Is limited to one qualifying repair per financial year with the maximum available assistance of £1,500.</li> </ul>	<p>6.5 The Small Repairs Scheme is restricted to those on a limited income;</p> <ul style="list-style-type: none"> <li>a. Standard State Pension (only)</li> <li>b. Income Support.</li> <li>c. Income Based Jobseeker's Allowance.</li> <li>d. Pension Credit (Guarantee Element).</li> <li>e. Income Related Employment and Support Allowance.</li> <li>f. Universal Credit.</li> </ul> <p>The small repairs scheme is limited to one qualifying repair per financial year with the maximum available assistance of £1,500.</p> <p>6.6 In cases where a modular ramp is being provided through the Small Repairs Scheme the income limits above do not apply.</p>