

Landlord assistance

Purpose

The purpose of this type of assistance is to help landlords improve homes occupied by vulnerable tenants. Following the assistance the property will need to meet the decent homes standard set by the government. A decent home is one which is wind and weather tight, warm, has modern facilities and is free from hazards.

The council needs a supply of good quality, privately rented accommodation suitable for the needs of its citizens. To achieve this aim the authority needs and values its good landlords. We have a common objective which is a prosperous private rented sector that provides the right housing in the right areas at the right price.

What assistance is available?

1. Minor repairs assistance from £1,000 to £5,000
This assistance is not repayable.

If the works exceed £5,000 then you may opt to provide your funds in addition to the assistance to cover the full cost of the works.

2. Major repairs assistance up to £12,000.
A legal charge will be placed against a property for 15 years where the assistance exceeds £5,000 in five years.

If the works exceed £12,000 then you may opt to provide your own funds to top up the assistance to cover the full cost of the works; this may not, however, compromise the charge that the council has undertaken on the property.

What work qualifies for assistance?

1. Work to improve the property to decent home standards.
 - it must meet the current statutory minimum standard for housing
 - it must be in a reasonable state of repair
 - it must have reasonably modern facilities and services
 - it must provide a reasonable degree of thermal comfort

2. Work to resolve a Category 1 Housing Health and Safety Rating Hazard. The hazards most likely to exist in all types of dwellings are:
- Damp and mould growth
 - Excess cold
 - Crowding and space
 - Entry by intruders
 - Falling on level surfaces etc
 - Falling on stairs etc
 - Fire

The council acknowledges that the role of a private landlord to operate a profitable business and to be a good landlord is a challenging one. It therefore aims to provide its private landlords with as much support as it can to enable the private rented sector to provide this essential housing service.

Wiltshire facts

- Over 20,000 homes in Wiltshire are in the private rented sector
- That is over 11% of our housing
- Almost 40% of vulnerable households live in housing below the decent homes standard
- 27% of dwellings have a category 1 hazard

Who can apply?

You can apply if you have vulnerable tenants. Households in receipt of the following benefits are counted as vulnerable:

- Housing benefit
- Council tax benefit
- Income support
- Income-based job seekers allowance
- Attendance allowance
- Disability living allowance
- Industrial injuries disablement benefit
- War disablement pension
- Working tax credit which includes a disability element where the entitled person has a relevant annual income of less than £15,050
- Child tax credit where the entitled person has a relevant annual income of less than £15,050
- Pension credit

Are there any conditions attached to the assistance?

The purpose of this type of assistance is to help landlords improve homes occupied by vulnerable tenants. Therefore it is important to us that homes we have invested in remain in the private rented sector and help contribute to a thriving sector. There are a number of conditions attached to any assistance and these are to protect the property and ensure it remains available for letting during the grant condition period.

Are there any other forms of assistance available?

Yes there are. There are a number of organisations offering assistance with heating and thermal insulation aimed at helping vulnerable tenants. We also have other forms of assistance available. We would be happy to talk to you about these.

Contact details

Contact Wiltshire Council Customer Services on **0300 456 0100** and ask for Private Sector Housing.