



KIRKLEES LANDLORD & PROPERTY ACCREDITATION

INFORMATION FOR LANDLORDS

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LANDLORD GRANTS



If you like further information about Landlord Grants and the Kirklees Landlord and Property Accreditation Scheme please contact:

Accreditation Team
Private Sector Housing Unit
Civic Centre III
Huddersfield HD1 2PR
T: 01484 221500

landlord.accreditation@kirklees.gov.uk





The aim of the Improvement Grants for Private Landlords is to assist responsible landlords to improve private rented property which will benefit their tenants and improve their business opportunities.

In order to be eligible for the grant, applicants **MUST** be members of the Kirklees Private Landlord and Property Accreditation Scheme and the property **MUST** meet the minimum standards specified in the code of standards. (The Authority may in certain circumstances offer help to bring a property up to the standards set out in the code where the majority of the requirements have already been met).

The grant recipient must agree to the post grant conditions. They must agree to remain in the accreditation scheme and let the property for a minimum of 3 years. Failure to comply would result in the council reclaiming the grant.

There is a limit to the number of grants a landlord can claim in a 5 year period and this depends on the number of properties owned.

The amount of grant awarded will relate to the number of bed rooms in the property.

ELIGIBLE WORKS

Eligible work will be determined using a priority scale so that the most important work is carried out. In order of priority, the following works may be eligible:

FIRE SAFETY

- Available for single households (NOT HMO's) to provide a mains wired, interlinked smoke/ heat alarm system.

Applications may be considered to help with replacement of an obsolete fire alarm system for a HMO.

ENERGY EFFICIENCY

Central heating, energy efficient hot water systems and insulation measures for loft and attic will be considered.

Landlords should also consider the Warm Front scheme through Kirklees energy unit, in which certain tenants may be eligible for energy efficiency measures.

SECURITY

Security doors, replacement of defective single glazed windows with UPVC double glazed units, bricking up cellar windows and doors (in certain circumstances).

Accredited landlords can apply for free 5 lever mortise locks and window locks for wooden windows and doors until April 2005.

RENOVATIONS

Applications may be considered for works aimed primarily at improving external visual appearance. Renovation works for items which the landlord is legally required to carry out will **NOT** be grant aided. Items which could be considered include:

- Re-pointing or rendering, per elevation – no patching
- Damp-proofing works and associated plastering
- Re-roofing and associated works (where the roof has come to the end of its life)

Following may also be considered: renewal of yards in poor repair, renewal of leaning, irreparable or missing boundary walls including gates, removal of dangerous or irreparable/obsolete outbuildings

Modernisation Work

New kitchen and bathroom facilities may be considered where there is an unsafe design or to replace very old and obsolete units. However, where there are reasonably modern kitchen or bathroom facilities which are in disrepair, these will not be grant aided.

