

Home Repairs Assistance Grant

Thank you for your enquiry about Home Repairs Assistance (HRA) Grants.

HRA is a grant which the Home Improvement Agency (HIA) administer on behalf of SMBC. This may be available to help pay for essential repairs to the fabric of your home. The HIA may also consider work that benefits your comfort if you are over 60 years old.

A range of work may be considered including:

- ▶ Making your property weatherproof (E.G. roof repairs)
- ▶ Repairing or replacing rotten windows.
- ▶ Rewiring (we will need an Inspection Report from an electrician to decide if the grant should be offered)

HRA will not be offered for:

- ▶ Repairs to drives and paths.
- ▶ Repairs to retaining walls fences, garages, or outbuildings.
- ▶ A repair or series of repairs which cost less than £500.
- ▶ Repairs needed due to a failure to insure the property.

In order to qualify for HRA you must:

- ▶ Be the owner of a property which falls within Council Tax Bands A-D
- ▶ Be over 18 on the date of the application.
- ▶ Have owned and lived in the property for three years.
- ▶ Be in receipt of a means tested benefit and have a limited income and/or savings. (E.G. Universal Credit or Pension Credit Guarantee).

HRA is discretionary which means that the HIA will decide whether to offer a grant and if so for how much. The maximum grant is £5000 but there is no obligation to offer this amount. The HIA will charge a fee which will be included in the overall grant amount. If the work costs more than the grant offered, you will have to pay the difference.

Any previous grants for repairs / improvements paid to either you as the grant applicant when living at another property or in respect of the property you are currently living in to a previous occupant will be taken into consideration and you may not be entitled to further grant aid. If you dispose of your property within 20 years of having the grant you will have to repay all the grant. The grant will be registered as a charge on your property.


The HIA is unable to help with contractors for this type of work and you must find your own contractor. The HIA will ask to see three different quotes along with the grant application form.

If your preferred contractors quote does not represent value for money, at best any grant will only pay for a proportion of the cost.

It will be up to you to arrange for work to start once a grant approval is issued. You will be responsible for the standard of work.

You should not carry out any repairs before you receive a written offer of a grant. If you do so, you will lose your entitlement to the grant and will have to pay for the work yourself.

If you would like help with your grant application, please contact the HIA on

 0161 474 4291

 hia@stockporthomes.org