

Home Improvement Loan Factsheet



Sir Conwy, yr amgylchedd iawn i helpu pobl i helpu eu hunain

Conwy County, the right environment to help people help themselves

Home Improvement Loan

The Home Improvement Loan scheme has been developed in partnership between the Welsh Government, Welsh Local Government Association and Local Authorities in Wales as a way of providing finance to private homeowners including landlords of tenanted properties for home improvements.

Home improvements funded through the scheme will contribute to making the property 'Warm, Safe and/or Secure'.

Key Facts:

- This type of assistance is discretionary.
- Loans are administered by Street UK on behalf of Conwy Council.
- The minimum loan amount is £1,000 up to a maximum of £25,000 per unit.
- The loan is interest free.
- There is an administration fee of £500.
- Repayment terms are agreed on a case by case basis.
- A financial assessment will be carried out to ensure the loan applied for is affordable to the applicant.
- All loans are secured as first or second charge against the land registry title.
- The amount of any loan we can offer, when added to any existing mortgage or other form of borrowing which is secured on the property, cannot exceed 80% of the property's value in its current condition. For example, if the value of the property in its current condition is £100,000 and the mortgage on the property is £75,000, the maximum loan amount that could be applied for is £5000. A RICS valuation may be required to evidence the current value of the property.
- If the loan does not cover the full cost of the work, evidence of adequate finance will be required to ensure the scheme is financially viable.
- Applicants must provide the relevant documentation within an agreed timescale to be considered for a loan.

Application process

Step one: Applicant to complete an Expression of Interest form.

If you would like to be considered for a Home Improvement Loan, you will need to complete an expression of interest form and provide photos of the work you are applying for.

Expression of interest forms are available on the Council website <https://www.conwy.gov.uk/en/Resident/Housing/Housing-Improvements/Home-Improvement-Loans.aspx> or by contacting the Housing Strategy team (details provided below).

To avoid any delays in processing your form you must provide as much detail as possible.

The Housing Strategy Team will acknowledge receipt of your EOI form and will inform you as to whether or not your application will progress to the next step.

Step two: Applicant to complete Loan Application form.

Once your EOI has been assessed and the Housing Strategy team consider your proposal to be acceptable under the scheme terms, you will be asked to complete a Loan Application form.

Only completed forms (including two quotations) will be accepted.

The Housing Strategy team will acknowledge receipt of your Loan Application form and will inform you as to whether or not your application will progress to the next step.

Step 3: Financial Assessment

Your application will be passed to Street UK, who will carry out a financial assessment to ensure the loan applied for is affordable to you. To avoid any delays in processing your application you must provide all the information requested, this will include for example, proof of I.D, evidence of income, any outstanding loans (this list is not exhaustive).

During this stage you may be required to provide evidence of the current value of the property including any outstanding mortgage.

Once all the relevant documentation has been provided, you will be informed as to whether or not you have passed the financial assessment criteria.

Step 4: Loan Offer

If you have passed the financial assessment you will be offered a loan.

At this stage the repayment terms will be agreed, the final loan documentation will be prepared and a legal charge will be secured against your property. Once completed the loan will be issued.

Step 5: Payments

At each payment stage you will be asked to submit a contractor's invoice along with a completed satisfaction form confirming that you are satisfied with the work completed and you are requesting payment. Once Conwy County Borough Council receive the invoice and satisfaction form, a payment request will be submitted to Street UK. Once Street UK receive the payment request, it will take 3 working days for the payment to go into the applicant or contractors account.

Once the final payment has been made, an officer from Conwy County Borough Council will complete a visit to take photos of the work completed.

If you cancel your home improvement loan application once the charge on the property is in place, you will be liable to pay the land registry fee and if the loan has had any funds drawn down then a redemption fee will apply.

Housing Strategy Team contact details

Contact us:

- By phone - 01492 576274/ 574235
- By email - housingstrategy@conwy.gov.uk
- Write to us – Housing Strategy, PO Box 1, LL30 9GN
- Visit us Monday - Thursday 9:00am-5pm, Friday 9:00am – 4:45pm at Coed Pella, Conway Road, Colwyn Bay, LL29 7AZ.