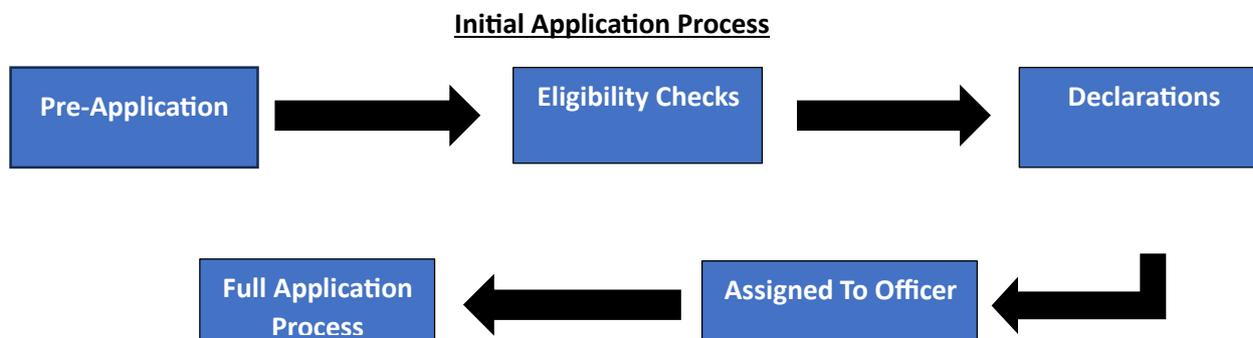


WH:LG (Warm Homes : Local Grant) Scheme - Household Eligibility Criteria

As part of the WH:LG Scheme, The Affordable Warmth Energy Efficiency (AWEE) team have a list of criteria that households and applicants must meet for a household to be eligible for scheme funding. These requirements have been listed below.



Initial Eligibility Checks

Following a request for support under the scheme, the following checks will be carried out by the AWEE team to check if a household within Shropshire is eligible.

Primary Household Qualifying Routes

The overriding methods of qualifying for the scheme are listed below.

- **Route 1 – Means-Tested Benefit**
Households in receipt of means-tested benefits (including pension credit guarantee, universal credit, ESA and child or working tax credits etc). The recipient of the qualifying benefit must be a permanent adult resident of the property. To progress through the grant scheme, we will carry out a Searchlight check to confirm this qualifying route.
- **Route 2 - Annual Household Income Threshold**
Households not in receipt of government benefits can still qualify for grants if their gross annual household income is below £36,000 per year. When calculating household income, all income from **every** resident who are permanently a resident at the home will need to be included. Income should include that from employment, rental payments, pensions and investments. Residents in receipt of personal independence payment (PIP), disability living allowance (DLA) or carers/attendance allowance can discount these payments from their household income. You'll be asked to provide evidence of your household income to support your claim – including a recent energy bill your last three months of pay slips and your last three months bank statements.

Other ways to qualify

The above qualifying routes are the principal methods of qualifying for the scheme. However, for particularly vulnerable or large households, flexible eligibility may apply.

- **Route 3 - Flexible Eligibility.**
Households may qualify for grant support if they, subject to verification of household income and savings:
 - Receive a council tax rebate (excluding the single person rebate)
 - Have a long-term health condition and or disability that's affected by a cold home

Please note, the AWEE team reserves the right to update this policy document at any time.

- Receive **income-based** free school meals
- **IMD Index.** A household will automatically qualify if the property postcode is within Income Deciles 1-2 of the Indices of Multiple Deprivation (IMD) index provided by government. These properties will still be subject to the criteria checks, including EPC, Council Tax Band and scheme declarations.

At the declaration stage, Households will be asked to provide evidence to confirm their eligibility against their qualifying route.

Prioritising Works

- Particular vulnerabilities affected by a cold home will take precedent when prioritising works - Including health conditions, families with young children and pregnant individuals.

EPC Rating

- Only properties with a current Energy Performance Certificate (EPC) rating between D-G **will qualify** for the scheme.
- Therefore, properties with a current EPC rating of A-C do not qualify as part of this scheme and **will not qualify** for scheme funding.

Council Tax Bands

- Only properties in the Council Tax banding A-D **will qualify** for scheme funding.
- Furthermore, properties in Council Tax banding E-G **will not qualify** for measures under the scheme. This is a proxy used to determine the size of a property – we don't have sufficient government funding to treat and install adequate measures for these properties.

Conservation / Article 4 Areas and Listed Buildings

- We invite expressions of interests relating to properties within a Conservation Area, Article 4 Area and for listed buildings. These properties will be considered on a case-by-case basis by the AWEE team. The applicant will be contacted initially to confirm their expectations and requirements as part of the scheme. This is due to the complexity of installing measures into these properties and recommendations outlined by planning officers.

Previous Scheme Measures

- If a property previously had works completed under the previous Home Upgrade Grant (HUG2) scheme, any future works will be eligibility checked by an AWEE officer dependant on the EPC rating after improvements were made and other case-by-case factors.
- The property will also be checked on the Department for Energy Security and Net Zero (DESNZ) energy efficiency checker for any previous measures that were fulfilled. WH:LG Scheme funding for any future works will be at the discretion of the AWEE officer.
- This is to ensure that there is no duplication of government funding on measures.

Secondary Eligibility Checks

Following the office-based initial criteria checks carried out by the AWEE team, there are other requirements as part of the scheme. These are listed below:

Owner of Additional Properties

- Applicants who own more than one property ***will not qualify*** for WH:LG funding. Applicants will need to sign a declaration to confirm that they don't own additional properties. This includes fixed holiday accommodation (holiday homes, static caravans etc). There is the assumption that the applicant of multiple properties has access to capital to carry out works independently.
- If a landlord owns a secondary property that is used as privately rented accommodation for a tenant, it will be subject to the criteria below.

Rented / Leasehold Accommodation

- A landlord can apply for a property that is privately rented out to a tenant. The tenant will then be subject to the person eligibility checks. A declaration will be required from both parties.
- Landlords can receive 100% funding for the first property supported by the scheme. Subsequent properties will require the landlord to fund 50% of the total costs of works.
- A landlord ***will not qualify*** for funding at their own residence and can only apply for an eligible privately rented property.
- **A landlord contribution will be required for rented properties. Further details can be found in the 'Additional Guidance' section of this document.**

Social / Housing Association Rented Accommodation

- Social housing tenants ***do not qualify*** for this scheme. Contact should be made to the relevant Housing Association representative to discuss the condition of the property and the opportunity for retrofit works.

Major Renovation Works

- A property ***will not qualify*** for grant funding if there are ongoing major renovation works already being carried out within the property. An application can only be submitted once these works have been completed.

Property Ownership

- The applicant must have owned and lived in the applied for property for at least six months before they can apply for the scheme. Evidence will be required to confirm this (Including mortgage statements or utility bills for the previous six month period).

Access to Savings/Capital

- Households with personal savings and investments worth in excess of £30,000 will not be eligible for the scheme. A declaration from the applicant to confirm this is not the case will be requested at application stage. The savings limit does not apply to a tenant applying for the scheme.

Please note, the AWEE team reserves the right to update this policy document at any time.

Commercial Properties

- This scheme is for residential properties only and owners of commercial properties should not apply.

On receipt of an expression of interest for the scheme, the AWEE team will complete checks as outlined above. Should all checks be passed, applicants will be invited to submit a full application and instructions to do so will be shared directly.

Additional Guidance

Landlord Contribution Policy

The WHLG Landlord Contribution Policy outlines the requirement for landlords to contribute towards the associated costs of grant processing for properties receiving capital funding under the WHLG programme. This policy is essential to ensure the sustainability and efficiency of the funding program while addressing the council's inability to recover upfront costs linked to assessment and coordination of works under PAS2035 standards. All works installed through the Warm Homes Local Grant must be completed in accordance with PAS2035:2023, requiring the need for Assessment, Design, Independent Co-ordination and Evaluation.

Landlords whose properties are eligible for capital funding under the programme will be required to contribute towards the costs associated with assessment, coordination, and other grant delivery processes. This contribution totals to £1,000 and helps support the council in managing the upfront costs that are not recoverable through the capital grant funding itself.

Full guidance can be found on our website – www.shropshire.gov.uk/awee

AWEE Position Statement - Properties Out of Scope Due to Extensive Housing Disrepair

On occasion, the AWEE team encounters properties where the extent of disrepair is so significant that it cannot be reasonably addressed within the limits of our funding or the parameters of existing grant schemes. Examples of such disrepair include, but are not limited to:

- Serious structural issues compromising property safety and integrity
- Severe, persistent mould and damp affecting habitability
- Major defects in building fabric requiring comprehensive remediation

Where these issues are present, the property may not meet the baseline requirements necessary for safe and effective retrofit interventions. Furthermore, the funding available to the AWEE team is insufficient to cover extensive or structural remediation works, which typically fall outside the scope of energy efficiency grant schemes.

Full guidance can be found on our website – www.shropshire.gov.uk/awee

Please note, the AWEE team reserves the right to update this policy document at any time.