

Group repair schemes

If you own a property in a designated renewal area, you may be invited to join a group repair scheme.

What is a group repair scheme?

A group repair scheme is where repair or refurbishment work is carried out on the external parts of a group of properties. There are several group repair schemes within each renewal area. This work can prolong the lifespan of a property, and improves the overall appearance of the area.

Having work done on your property as part of a group repair scheme can:

- prolong the lifespan of your property
- improve the insulation of your property, making it warmer and more energy efficient
- make your property more secure, by building boundary walls and gates, or fitting new doors and windows with secure locks
- improve the overall appearance of the area

How does it work?

You do not have to apply to join a repair scheme. We identify group repair schemes within a renewal area, and we will contact you 6-8 months before the work is due to start, to see if you are interested in joining the scheme.

If you decide to join, we will draw up a schedule of works for your property. We will send this to our list of approved contractors to get a price. We usually award the work to the contractor who quotes us the lowest price.

How much do I have to pay?

To work out how much of the cost of the works you are liable to pay, we will ask you to take part in a financial means test.

At the moment, the council usually pays 75% of the cost, and the remaining 25% is paid by the property owner. This is subject to means testing, so the amount you pay will depend on your circumstances.

Owners of commercial properties and properties that are let out to tenants will automatically pay 25% of the cost. Owners of these types of properties are not means tested.

You will have to pay your contribution before the work starts.

Terms and conditions

Property owners enter into a written legal agreement with the council.

The council's contractual responsibility comes to an end 6 months after the work is completed, unless an underlying defect is identified.

If you sell your property in the first 3 years after the work is completed, you will be liable to repay the whole cost of the works, less your contribution.

You should tell your insurers about the works.