

The Department of Local Government and the Environment

The House Improvement and Energy Conservation Scheme 2005 and House Improvement and Energy Conservation (Amendment) 2006

The Scheme was introduced by the Department as a means of offering financial assistance to owner-occupiers to carry out vital repairs and improvements and improve the energy efficiency of their homes. The following is a guide to the work eligible for grant assistance, the levels of assistance available and the criteria governing the applicant and the property.

To be eligible for grant assistance:

- You must be the owner **and** occupier or have entered into a contractual obligation to buy the property for your occupation
- You and your spouse must have a taxable income of less than £15,000 per annum (except for certain work shown overleaf)
- You must not have any outstanding tax or national insurance liabilities

Your property:

- Must be a house or bungalow (not a flat – except for certain heating works shown overleaf)
- Must be used wholly or mainly as a domestic dwelling
- Must have been built before 1960 (except for certain works shown in the table overleaf)

Level of assistance:

- Grants are normally 50% of the total cost (not inc. VAT) except for certain work where the grant is a fixed sum (see table overleaf)
- No grant is payable if the total cost is less than £1000 (except where the grant is a fixed sum or has a maximum payment)
- The maximum amount of grant available under this and any previous Schemes is £25,000
- No grant is payable if monies have been granted in respect of the works via another government Scheme e.g. Conservation Grant
- The Department may consider grants up to 100% in cases of special need.

Work covered under the Scheme:

- The table overleaf shows the work for which grant assistance is available.
- Each application must be accompanied by two estimates from contractors approved by the Isle of Man Employers Federation unless otherwise specified overleaf.
- **No work should be commenced until your application has been considered and you have received written confirmation of the grant.**

Additional Information

- As a general rule your taxable income is your gross income less any allowances and deductions
- The Department may consider other work not specified in the table overleaf.
- Grants are not normally repayable, but larger or 100% grants may be subject to a charge on your property for the value of the grant to secure repayment if the property is sold within a specified time.
- DIY Loft insulation applications **must** be submitted within 2 weeks of purchasing materials.
- **You should check if any planning or building regulations approvals are required before submitting your application, and provide copies of approvals where applicable.**

The summary overleaf is offered for guidance and is not intended to be a definitive interpretation of the Scheme.

If you would like an application or require further information, please contact:

**Customer Services, Estates and Housing Directorate,
Department of Local Government & the Environment,
Murray House, Mount Havelock,
Douglas**

Tel: 685955

E-mail: estatesandhousing@dlge.gov.im

These documents are also available to download at www.gov.im/dlge/housing/homegrants.xml

Summary of HIECS 2005			
A) Works subject to income assessment	Two estimates required	Level of grant	Property Age
The provision of adequate drainage	Yes	50% grant	Pre 1960
Replacement of windows with double glazed units in UPVC, aluminium, hardwood, or treated soft wood, where frames are in disrepair or where replacement is necessary to correct inadequate lighting or ventilation	Yes	50% grant	Pre 1960
Replacement of an external entrance door with double glazed units in UPVC, aluminium, hardwood, or treated soft wood	No. One estimate for installation cost	£250 fixed grant	Pre 1960
Works of a substantial nature going beyond normal maintenance required to render a roof safe and weatherproof	Yes	50% grant	Pre 1960
External re-rendering if necessary to achieve weatherproofing	Yes	50% grant	Pre 1960
The installation or extension of supplies of light and power, all such works to include the provision of at least one mains powered smoke detector installed to and as defined in B.S 5446	One estimate plus certificate stating any existing installation is unsafe	50% grant	Any age
Installation of gas or oil fired central heating system for the first time. Boiler must be SEDBUK A rated for gas, or A or B rated for oil. The installation must have electronic controls and thermostatic radiator valves, and include roof space insulation and lagging upgrade where necessary. Also applicable to owner occupied flats/apartments	Yes	50% grant	Any age
Provision of additional bedroom space of 10m ² for reasons of statutory overcrowding provided that the total number of bedrooms on completion of works does not exceed four.	Yes	50% grant	Any age
In association with the above, the provision of an additional bathroom of 4m ² (including all plumbing and drainage but excluding the provision of the bathroom suite) where the property will on completion of the additional bedroom, consist of four bedrooms and only one bathroom.	Yes	50% grant	Any age
Abatement of rising damp (subject to EH recommendation).	Yes	50% grant	Pre 1960
Properties certified as 'Unfit' by Environmental Health	Yes	75% grant	Any age
B) Works <u>not</u> subject to income assessment	Two estimates required	Level of grant	Property Age
Cavity wall insulation	Yes	50% of cost to a max. of £500.	Any age
The provision of an adequate and potable water supply which may include connection to a mains water supply.	Yes	50% grant	Any age
The replacement of a plumbing system where water pipes/cold water storage tank are made of lead, including connection to the mains.	Yes	50% grant	Any age
Replacement of a central heating boiler with an energy efficient condensing boiler which must be SEDBUK A rated for gas or A or B rated for oil. Also applicable to owner/occupied flats/apartments.	No. One estimate for total installation cost	£250 fixed grant	Any age
Loft insulation with an approved material; Provision of means of access for loft insulation, if none exists; Insulation of any cold water tank/water supply pipes in roof space; Lagging of hot water tank/cylinder not already insulated to the recommended level, with Department approved jacket or insulation; Draught proofing	No. One estimate for materials – D.I.Y. Loft insulation applications must be submitted within 2 weeks of purchase	75% of cost of materials to a max. of £250	Any age
Installation of solar hot water, solar photovoltaic cells, and wind turbines subject to the property meeting the energy efficiency criteria below: <ul style="list-style-type: none"> Existing heating system with an energy efficient boiler (see above), electronic controls and thermostatic radiator valves; Minimum of 270mm (or equivalent) of loft insulation installed; Cavity wall insulation installed (if there are cavity walls); Double glazed units in all windows and external doors; Low energy light bulbs in all appropriate fittings 	No. One estimate for total installation cost <i>Separate applications can be made in respect of solar hot water, & photovoltaic cells/wind turbines</i>	25% of cost to a max. of £500	Any age