

## Are there any costs?

There will be a fee for loan documentation and registration of the legal charge. The fee will be added to the loan and is currently £80.00 for loans up to £100,000.

In certain circumstances the Council may need to obtain a valuation of your property to confirm the equity is sufficient to cover the loan. This is unlikely to be needed in the majority of cases.

If you decide to engage a solicitor to act for you, they will almost certainly charge for their service. Any fees incurred may, if you wish, be added to the loan.

When the loan is eventually repaid there is a flat fee of £50.00 for cancellation of our registered charge.

## I would like to find out more – what happens next?

It couldn't be simpler.  
Just call us on

 **01993 861000**

We will be happy to arrange an appointment to visit you in your home at a convenient time to discuss your requirements.

Home Improvement Agency  
West Oxfordshire District Council  
Elmfield  
New Yatt Road  
Witney  
Oxfordshire  
OX28 1PB

[www.westoxon.gov.uk/flexibleloans](http://www.westoxon.gov.uk/flexibleloans)

To enquire about Flexible Home Improvement Loans online go to [www.westoxon.gov.uk](http://www.westoxon.gov.uk)  
Click on 'Online Services' and then on 'Request Help and Advice on Private Sector Housing'.

In partnership with  
Flexible Home Improvement Loans Ltd  
and 16 other local authorities in Berkshire,  
Buckinghamshire, Oxfordshire and Surrey

Initial funding from  
The South East Regional Housing Board



WEST OXFORDSHIRE  
DISTRICT COUNCIL

can now offer you the ultimate

**Flexible Home Improvement Loan**

[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

**Would you like to improve**  
the warmth, comfort, safety  
and security of your home?

**Are you a**  
homeowner aged 60 or over?

**If the answer is YES,**  
please read on for some  
good news...





## In today's uncertain world it is good to get help you can really trust.

One of our aims as your local authority is to help improve the warmth, comfort, safety and security of housing in our area.

We have created a loan that will help you remain in a well maintained home during your retirement and you can repay as little or as much of the loan as you like each month.

All this is backed up with the peace of mind that the loan is provided by your local authority on a not-for-profit basis.

## Who is eligible?

Any householders who are aged 60 years or over. In the case of joint owners, each must be at least 60 years of age.

## What improvements can be considered?

We will consider improvements that will make the home safer, warmer, healthier or more comfortable for the occupants. Examples of work that may be acceptable include:

- Essential repairs and maintenance
- Renewable energy generation technology such as solar panels and heat pumps etc
- Central heating or improvements to heating and hot water systems
- Insulation and energy saving measures
- Replacement doors and windows
- Roof and structural repairs
- Replacement bathroom suites
- Installation of level-access showers
- Plumbing and drainage repairs
- Rewiring
- Replacement kitchens
- Burglar alarms and home security
- Replacement guttering, soffits and cladding
- Work associated with eradicating dampness, wet rot, dry rot and woodworm
- Installation of stairlifts or other adaptations



## How does the scheme work?

The loans are described as flexible and they are exactly that. During the term of the loan you can choose to make regular monthly payments, occasional payments or no payments at all. Furthermore, you are free to vary the arrangement at any time.

The loan, plus outstanding interest, must be repaid if the home is sold, or if the owners cease to occupy it. The loan can also be paid off at any time without penalty.

The loan will be secured by a charge on the property.

Interest will be charged at a low rate linked to Bank of England rate (please contact us for a quotation). Your account will also be debited with an annual charge of £15 to cover the cost of loan administration and statements.