

# Welsh Government

## Home Improvement Loan Scheme (HILS)



Llywodraeth Cymru  
Welsh Government

A short-term interest free loan between £1,000 and £25,000 for Owner-Occupiers, Landlords, Developers and Charities to make their home safe, warm and secure.

### WHAT'S AVAILABLE

- A discretionary loan of up to £25,000 to assist home owners in improving the standard of their property.
- Loans range from a minimum of £1,000 up to a maximum of £25,000 per unit of accommodation, with a maximum of £150,000 per applicant at any one time.
- There is a maximum 80% loan to value ratio – based on the current market value and condition of the property offered as security. The loan is available if the mortgage and any secured loan(s) combined do not exceed 80% of the home's current value Eg. if the property is worth £100,000 and you have 75% mortgage, you may only apply for £5,000 (ie remaining 5% equity) loan for renovation.
- All loans will be offered interest free, but will incur an administration charge of £500; this can be added to the loan or paid upfront.
- All loans will be administered by Gwynedd Council and Street UK.

### ELIGIBILITY

- This assistance is DISCRETIONARY
- Home Improvement Loan assistance is available to:
  - Owner Occupiers - primary residence only
  - Landlords (individuals & companies)
  - Developers (partnerships and companies)
  - Charities/Third Sector Organisations
- The applicant's ability to afford the loan will be determined by jointly by Gwynedd Council and Street-UK.

### APPLICATION

- Applications must be supported by an approved valuation, and proof of title.
- The property must be registered with the Land Registry prior to application.
- If the loan does not cover the full cost of works, evidence of adequate finance to ensure that the scheme is financially viable from the outset is required.

### CONDITIONS

- Owner-Occupiers must repay the loan within a maximum loan term of 7 years.
- Landlords, Developers and Charities must repay the loan within a maximum loan term of 5 years.
- All loans will be secured as a first or second charge against the Land Registry Title.

### WHO TO CONTACT?

To request an application form please contact us:

Private Sector Housing,  
Housing and Property Department,  
Gwynedd Council,  
Cae Penarlag,  
Dolgellau,  
Gwynedd  
LL40 2YB

☎ 01341 424371 or 01341 434351  
✉ [taigwag@gwynedd.llyw.cymru](mailto:taigwag@gwynedd.llyw.cymru)

