

Home Improvement Scheme



Making every house a home

Working with



London Rebuilding Society (LRS), set up in 2000, is a not for private profit run solely for social and charitable purpose.

Our Home Improvement Scheme is designed for homeowner(s) over 55 who need to carry out repairs or those much needed home improvements, but have not been able to get finance to do it.

The scheme is now available across the country.

“No-one should live in unsafe, cold, ill heated homes.”

For older people this not only impacts on their health, but can create anxiety, loneliness, and isolation.

Homeowners of 55 and over who cannot find the support and finance they need to repair their homes now have an option – the London Rebuilding Society’s Home Improvement Scheme.

As our elderly population grows, the shortage of care homes, and care budgets stretched to breaking point, this Scheme enables elderly homeowners to remain in their homes, suited to their ongoing needs: happier and healthier.

We are delighted and proud that Esmée’s investment will enable London Rebuilding Society to change more lives for the better across the country.”



Caroline Mason CBE
Chief Executive,
The Esmée Fairbairn
Foundation

Our Home Improvement Scheme has many satisfied customers and considerable social impact. It could provide homeowners with a solution through Age Partnership, to a Legal and General regulated lifetime mortgage with:

- No upfront costs
- Only repayable on going into care or death
- Homeowner continues to own 100% of their house

Through the Scheme Ms H was able to release £250k of equity. The house was initially valued at £400k in its pre refurbished state and it is now estimated to be worth £775k.

"I am overwhelmed by the transformation of my house and am so impressed with the support and professionalism of LRS. I feel like a new person!"

Ms H, homeowner

Ms H bathroom before and after



A much needed transformation

Sandra and Fred had lived in their three bedroom house for over 30 years. With four adult children their home was overcrowded and needing significant repair. Their living conditions were making the family feel isolated and vulnerable.

Before and after exterior



They borrowed £190k to fund their home improvements package. The house was valued post works at £650k, with a recent market value closer to £750k.

The changes have brought real comfort to the family, with improved health and well being.

"When I come around the corner I think, 'that's not my house'. It's a brand new home. With help from LRS our lives have been completely transformed. We are now happy and healthy."

Sandra, homeowner

Happy and Healthy

Ben was 68, and lived alone in the family home in Leyton where he was born. He had become reclusive and isolated, so his cousins helped him with his affairs.

Before and after interior



Ben's home was damp and cold throughout making Ben ill with frequent colds and chest infections. His cousins had been looking for a solution and had approached all possible sources of finance. Neither public nor private funds were available to him.

Age Partnership recommended a Legal and General Lifetime Mortgage which funded all of the support and work carried out by LRS.

His cousins have seen a vast improvement in Ben's physical and mental health. He is happier, and looks after himself better. He doesn't get ill or depressed and is much more engaged with the world, his neighbours and community.

He is also financially better off. Pre works the house was valued at £280k, the post works valuation was £500k. A local estate agent estimated the market value to be closer to £600k.

How we do it

Helping people to invest in their own homes empowers them. It improves their health, happiness and comfort, as well as the delivery of health and care services, creating healthier communities.



1. One point of contact

Once we receive your referral we designate a Client Relationship Manager (CRM) to the client. They assess the homeowner's needs and explain the scheme. They bring in family or friends, and experts as needed - for example Hoarding UK, and support the homeowner throughout, providing peace of mind.



2. Grants and Benefits

We review the client's benefits and grant eligibility (adaptations, energy efficiency). We work directly with the grant provider to make sure they borrow no more than is required.



3. Introduction to Age Partnership

Age Partnership carry out a full market review of financial options, and only recommend a product they believe to be fair, suitable and appropriate.



4. Survey and work specification

Our surveyor assesses the repair and refurbishment needs and draws up a detailed specification and cost plan for the works, with the agreement of the homeowner.



5. The financial product

If suitable, Age Partnership introduce the Legal & General Home Improvement Lifetime Mortgage, and help them make the application.



6. We carry out the works

When the offer of finance has been accepted, London Rebuilding Society takes over: liaising with the local authority; organising storage; temporary accommodation; tendering and managing the works on behalf of the homeowner. We make sure the house is brought up to a minimum of Decent Homes Standards.



7. Returning home

The homeowner returns to their new home and enjoys a comfortable home, and a healthier and happier life.

To help improve more homeowners' lives, call

020 7997 7333

Homes of older homeowners in poverty before housing costs need **£2 billion** investment to bring them up to just Decent Homes Standard.*

*Joseph Rowntree Foundation (JRF)
Report Feb 2018, Home-owners
and Poverty



For households aged 55 years or older, the cost of poor housing to the NHS is **£624 million**.

These costs are dominated by excess cold, hazards, and those associated with falls.*

*BRE, Homes and ageing in England,
Helen Garrett and Selina Burris



Benefits to society

- Investing in housing to improve health and care provision
- Savings to the public purse, particularly health and care services
- A solution for older homeowners in need
- Using private sector finance otherwise unavailable
- Tackling fuel poverty
- Enabling grant funded energy efficiency works and adaptations
- 70% reduction in carbon emissions from property
- Reduced urban blight



Benefits to the homeowner

- Helping them help themselves
- Person centred support throughout the process
- A home fit for purpose
- Guaranteed quality repairs, refurbishment and adaptations
- Better health, well being
- Securing available benefits and grants
- Referral to free full market independent financial advice
- Route to fair regulated financial products



“Our Home Improvement Scheme delivers effective integration of housing, health and care. Work with us to achieve more.”

Naomi Kingsley
Chief Executive, London Rebuilding Society

Contact us if you know anyone we could help

020 7997 7333

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