

## A guide to renovation grants



Ipswich Borough Council's Private Sector Housing Service provides a range of grants and assistance for eligible homeowners and private tenants of properties within the Ipswich borough boundary.

# Renovation grants



## questions and answers



### Am I eligible for a renovation grant?

You may apply for a grant if you are an owner occupier or private tenant with an obligation to repair under the terms of a lease or tenancy. You must have resided in your property as your main residence for the previous 18 months. You may also be eligible if you are a first time buyer if a property you purchased has been empty for over a year. The amount of grant you will receive will be determined by a financial means test and the type of repair necessary at the property.

### What type of repair can I get a grant for?

Assistance is available for many things including electrical rewire, combating excess cold and ensuring the integrity of the property. In some circumstances grants may also be available for bringing empty homes back into use.

For further information please contact the Customer Contact Centre on 01473 433003 or visit our website: [www.ipswich.gov.uk](http://www.ipswich.gov.uk)

### Will I need to complete an application form?

Yes you will be asked to complete an application form and provide any relevant information required. Some grant applicants may be able to get assistance from an agency to help with this.

### Will anyone look at my home and why?

Before a grant is offered an officer from the Private Sector Housing will come and assess the disrepair to determine if the works are eligible. Repairs will only be considered if they constitute a Category one hazard when assessed under the Housing Health and Safety Rating System. Category one hazards include excess cold, electrical hazards and fire amongst others.

### How long will I have to complete the works?

The work must be completed and all the paperwork must be provided to the Council within 12 months of the grant being approved.

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### **Who will carry out the repairs?**

When you apply for the grant you will be asked to supply two quotes from contractors of your choice. Private Sector Housing will supply a schedule outlining the works that need to be carried out and what will be grant funded.

### **Can I get a grant for works I have already had carried out?**

No you cannot apply for a grant in retrospect, you must not start any works before your application has been approved.

### **I own an empty property, will I be eligible for a grant?**

Yes in some circumstances you may be eligible for a grant. Ipswich Borough Council's website has further information on grants for empty homes.

### **What conditions are attached to a renovation grant?**

When applying for assistance you will sign an agreement. A breach of this may require the grant to be repaid. The agreement requires that either as an owner occupier or tenant you live in the property as your only/main residence throughout the 80 year condition period. The conditions for empty houses may vary, please consult the website for further information.

### **What happens if I sell the property within the condition period?**

If the property is sold within the condition period full repayment of the grant is required.



Please contact us on 433003 for further information or visit [www.ipswich.gov.uk](http://www.ipswich.gov.uk)