

*a guide to  
empty homes  
renovation grants*

Ipswich Borough Council has had an empty property strategy since 1994. Since then, a lot of work has been done to bring homes back into use. Its Private Sector Housing Service provides a range of grants and assistance to eligible home owners within the Ipswich borough boundary. The empty homes renovation grant is designed to help owners of long-term empty properties return them to use and available to rent. It also helps reduce the level of empty properties in the town and provides affordable homes for rent.

# *empty homes renovation grants*



*questions and answers*

## **Who can apply?**

You may apply for an empty homes renovation grant if you are the owner of a property that has been empty more than one year and you are a landlord or an owner becoming a landlord.

## **What types of works can I apply for?**

Empty home renovation grants are available for works that will address the more serious disrepair that are likely to cause injury or ill-health in your property, such as:

- installing a central heating system,
- electrical rewire, making a property safe

These are only examples. If in doubt please ask.

## **Do you need to visit the property?**

An appointment will be made for one of our officers to visit you to inspect the property and assess whether the building qualifies for grant aid. The officer will discuss with you what works will qualify.

## **Is there an application process?**

If we are able to offer you a grant, we will send you:  
an application form, a schedule of works, together with details of any other information we need. Before we can approve the grant we will need the completed application form and quotations submitted for the agreed works.

Please note grants will not be paid for works that have already started.

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## *questions and answers*



### **What are the conditions of the grant?**

When you apply for an empty homes renovation grant, you must be able to demonstrate the property has been empty for a minimum period of one year. You will be required to sign an official deed agreement form, which specifies the grant conditions and the circumstances when the grant must be repaid.

The grant has a 10-year condition period, during this time it must be rented at a Local Housing Allowance level for five years and Ipswich Borough Council will have nomination rights which means we will refer potential tenants to you. The property must remain available for letting for the entire 10-year condition period of the grant. If the conditions are breached during this time the grant is repayable.

### **How long do I have to complete the works in?**

All the works have to be completed within one year of the grant approval. After this time the property must be available for tenants.

### **What is the level of the grant?**

The maximum amount of grant assistance that can be offered is currently £10,000. If the amount of work exceeds this value you must be able to fund the difference.



**Please contact us on 01473 433003 for further information  
or visit [www.ipswich.gov.uk](http://www.ipswich.gov.uk)**