

EMPTY HOMES GRANT

**WE ARE
NEWHAM**



To help owners and private landlords bring empty homes back into use by contributing towards the cost of essential repairs such as upgrading electrical wiring, damp proof work, provision of heating or replacing gutters etc.

The grant can be used to pay for a contractor to carry out repairs.

Who can apply for the grant?

Owner-occupiers and private landlords can apply for this grant subject to the following conditions:

- The applicant must have an owner`s interest in the property
- Must be a residential property that has been empty for at least 3 months
- Must be at least 2 bedrooms and located within Newham
- You will allow the Council to nominate tenants for at least 2 years
- If the property is sold within the nomination period then you will be liable to repay the grant

How much grant can I apply for?

Home owners and private landlords can apply for a grant up to a maximum of £15,000 depending on the size of the property and nomination period. In addition private landlords who guarantee to let at an affordable rent and allow the Council to nominate tenants for at least 2 years.

The grant is funded from the Homes for Ukraine programme so the tenants will be Ukrainians who have recently fled war and have settled in Newham.

How does it work?

The grant is awarded for structural / repair works and / or labour. Owners and private landlords must submit an application and have received approval in writing before starting the works. An officer from the Private Sector Housing Team will need to inspect the property to confirm the works have been completed.

What conditions apply if my application is successful?

There are a number of conditions that apply in respect of the award of an Empty Home grant.

These include:

- The property must meet the Government`s decent homes standard and be occupied before payment of the grant can be made.
- Works must be completed and the property occupied within 12 months of the grant being approved.
- Only one grant per dwelling is allowed and the property has to be re-occupied before the grant is paid.
- If the property is to be rented, the landlord must become a member of the Newham Council Licensing Scheme on completion of the works. As per the grant conditions the Council will cover the cost of the application fee for the Selective licence.

Do I have to pay it back?

No, this is not a loan but if you sell the property within the nomination period then you will be asked to refund the grant payment.

How do I apply for an Empty Homes Grant?

Application form is available from emailing the contact detailed below. So please email us today to complete the form so we are able to assess whether you are likely to be eligible for our grant.

Contact

Should you require any further information please do not hesitate to contact:

Welcome Newham

Telephone: 020 3373 3222

Email: welcome.newham@newham.gov.uk

