

# Empty Home Loan Assistance

## Assistance to bring your home back into use

On 1<sup>st</sup> September 2012, Central Bedfordshire Council adopted a new Renewal Policy. This sets out the types of grants, assistance and loans that are available (subject to budget).

### What is Empty Home Loan Assistance?

This is an interest free loan of up to £15,000 for owners who want to bring long term Empty Homes back into occupation. The loan is repayable if the property is sold within the condition period or where other conditions relating to the assistance are broken.

### What type of works can be included in this loan?

The works could include any that are needed to make the home habitable, to remedy hazards and make non-decent homes decent, and include:

- Providing, repairing or replacing a heating system that is suitable and efficient for the home.
- Essential repairs to the structure, including roof, walls, windows, wiring and floors.
- Providing suitable damp proof measures where needed.

### Who is eligible for Empty Homes Loan Assistance?

Any owner of a privately owned home that has been empty for one year or longer, who intends to let the property after suitable renovation. There may be circumstances where assistance is available to help the

owner move into the property as their permanent place of residence.

Empty home owners must indicate a willingness to work with the Council in bringing the property back into use.

### What level of assistance is available?

Loan assistance is 75% of the cost of the works, up to a maximum of £15,000. It is not subject to a financial test of resources but is subject to an undertaking to bring the property back into occupation.

We may withhold 25% of the assistance amount until the property is actually occupied, as an incentive for the owner to let the property or move into it themselves – rather than continue to leave it empty.

### What are the loan assistance repayment conditions?

This assistance is subject to either 10 or 30 year conditions depending upon amount of assistance. A charge is placed upon the property for the period of the condition and is only repaid to the Council if the property is sold during this period. No interest is added to the loan.

For loan assistance of between £1 and £8,000, the repayment condition period is 10 years. For any loan assistance of more than £8,000, the repayment condition is 30 years.

Loan assistance of, for example £9,000, would all be subject to 30 year repayment condition.

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## Who are the contractors that can carry out such works?

You can appoint your own suitable contractor or the Council can provide you with a list of contractors who have previously undertaken satisfactory grant or loan work. Depending on the cost of the eligible works a minimum of either two or three quotations are required. Quotations must be from suitable qualified and capable contractors. You must not start works before a loan is approved as started or completed works cannot be funded by the Council. Contractors quoting for certain work e.g. heating and electrical installations must be registered with an appropriate professional body.

## More advice

For more information, please contact the Private Sector Housing Team on 0300 300 8302.

## Contact us...

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برای اطلاع

by telephone: 0300 300 8000

by email: [customer.services@centralbedfordshire.gov.uk](mailto:customer.services@centralbedfordshire.gov.uk)

on the web: [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

Write to Central Bedfordshire Council, Priory House,  
Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ