



## **EMPTY PROPERTY GRANTS**

Wandsworth Council are currently promoting a vacant property strategy in the Borough, encouraging owners of empty properties to bring them back into residential use. As part of this strategy, grants are available for renovation works.

### **Who can apply for a grant?**

Any freeholder or leaseholder (with over five years of their lease to run) of a property which has been vacant for a period of six months or more. One grant payment is allowed per owner per financial year or a maximum of five grants if units are at the same address.

The applicant must not have been successfully prosecuted by Wandsworth Council in respect of any offence relating to Housing Benefit, Council Tax, Tenancy Relations or Private Housing legislation within five years prior to the date of the application. For offences of serious fraud, this period will be extended to ten years. There must also be no significant arrears of Council Tax or, in the case of ex-Council dwellings, Service Charges.

### **Conditions:**

The council will grant aid eligible costs for 1, 2 and 3 bedroom dwelling up to a maximum of **£25,000**.

The grant can only be approved where the owner agrees to the following on completion of the works:

- the owner allows the council **5 years** nomination rights at a rent which does not exceed the maximum level supported by the local housing allowance.

Further information on current local housing allowance rates can be found here:

<http://www.wandsworth.gov.uk/local-housing-allowance>

### **Important application information:**

Estimates from **two separate contractors** are required to be submitted as part of the full application. The estimates should be written on headed paper, signed and dated. VAT registration numbers should be provided.

It is strongly recommended that you employ a surveyor/architect to draw up a detailed itemised schedule of works (including material quantities) to which your contractors can base their estimates on. Costings must be provided for each item on the schedule of works. It is not acceptable to provide an estimate with a single sum total of all items of work.

**For further details on the scheme, please contact an Empty Property Officer  
on 020 8288 5633 or email [Judith.Howlett@merton.gov.uk](mailto:Judith.Howlett@merton.gov.uk)**