

**LONDON BOROUGH OF ISLINGTON  
EMPTY PROPERTY (OWNER OCCUPATION) GRANT  
2008/2009**

These grants are available to owners who want to use the property (or part of a property) as their primary home.

***Could you get a grant?***

If you are an Islington worker, and you earn a maximum of £30,000 (single income) or £60,000 (joint income)

- **This grant is intended for those**
- who own no other property
- who wish to move to a larger property because of increase in family size/inadequate space
- who live with family/friends, in social housing, or in the private rented sector

Note; This can also be used by potential owners who fit the above criteria and who would like to buy an empty property to renovate and use as their primary home.

**How much grant will you get?**

A maximum of £25,000 subject to a reasonable cost assessment. Owners will need to produce invoices for the amount claimed for repairs to the property.

People who work in Islington earning a maximum of £30,000 (single income) or £60,000 (joint income) will be eligible to an additional £25,000. Therefore a grant of up to a maximum of £50,000 can be applied for. Owners will need to produce invoices for the amount claimed for repairs to the property.

Note: Grant funding will have a 5 year grant condition, so that if you sell the property, or transfer the deeds within this time, the grant will be re-paid. In addition, if you allow the property to fall vacant unreasonably\*, the grant will have to be repaid.

\* Reasonableness will be judged by having reference to The Housing (Empty Dwelling Management Orders) Prescribed Exceptions and Requirements (England) Order 2006.

If you wish to convert a larger property, and move into one of the units, then grant aid will be given for that unit only.

\*\* All grants are subject to the availability of funding.



**ISLINGTON**

### ***Further eligibility guidance***

- The property purchase value must not exceed £500,000.
- The property must have been empty for at least one year.
- Applicant must be the owner of the property and responsible for all structural repairs.
- The property must fall below the decent homes standard.
- If necessary, the applicant must have planning permission for proposed works or an established use certificate.

### ***What conditions apply to the grant?***

- The decent homes standard and additional energy efficiency measures must be met on completion of the works.
- The builder who estimated for the works on application must carry out the works. If you need to change the builder, you should contact the grant officer dealing with the case.
- One Interim payments of 40% can be applied for (the property has to be wind and weather tight). Once approved, the grant cannot be increased to cover unforeseen works.
- The council may insist that applicants should employ an architect or surveyor to supervise the project.
- The grant will be re-payable to the council if the property is sold or the deeds transferred within 20 years.
- On completion of the works a final inspection will be carried out to ensure all works detailed in the schedule of work have been satisfactorily completed. The council does not bear any responsibility for the quality of the work. It is therefore important that the owner monitors the work and takes up any concerns directly with the builder or agent.
- Works should be started within 3 months and completed within 9 months of grant approval. To claim the grant a copy of the builder's final account with all relevant certificates e.g. building control, gas/electrical certificates, roof/damp guarantees etc should be provided on completion.

**WORK SHOULD NOT START UNTIL YOU RECEIVE FORMAL APPROVAL IN WRITING.**

### ***To apply for an empty property (owner occupation) grant***

You should fill out the 'empty property (owner occupation) grant initial enquiry form'.

If it appears you will be eligible for a grant, an officer will contact you and arrange a visit to ensure your property qualifies for a grant. If it is approved for inclusion in the scheme, a full application form will be sent to you.

### ***Other grants that may be available***

There are other grants available if you are registered disabled, for energy efficiency measures and if the property is empty and you want to let it to the council or one of their partners. You should contact the grant section at Grant Support Services Islington Council, 222 Upper Street, London N1 1XR, Tel. 020 7527 3104  
Email: [grants.residential@islington.gov.uk](mailto:grants.residential@islington.gov.uk) to see if you are eligible and to find out further information.