

# Empty properties grant

## Purpose

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With demand for housing continuing to increase, Wiltshire Council recognises the importance of making best use of existing resources. This includes encouraging owners of empty properties to return them to use. Limited funding has, therefore, been made available to provide grants for owners of long term empty properties to help bring the property up to an acceptable standard for letting.

## Am I eligible?

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You must be the freeholder or leaseholder of a property that has been empty for six months or longer. Because funding is limited all empty property grant applications will be assessed on a case by case basis. This will involve Wiltshire Council carrying out a cost/benefit analysis. We will take into account how much it will cost to bring the property up to an acceptable standard. We will also consider if the property would be suitable for renting.

### Eligible works

The owner would be required to carry out an agreed schedule of works to bring the property up to the decent homes standard as well as an acceptable standard for letting out. Works may include remedying any disrepair, heating and insulation, floor coverings and external works such as guttering and fencing

## How much grant can I apply for?

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The maximum grant that can be awarded is £20,000. The amount awarded will depend on the works that are required to bring the property up to an acceptable standard. We will also take into account the size of the property when awarding a grant, with a larger property usually attracting a larger grant.

## What conditions apply?

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All grants provided are discretionary and are subject to funds being available and to the following conditions:

- For grants of £5,000 or less the owner will be required to let the property for a period of 5 years. For larger grants the property will have to be let for 10 years.
- The rent charged on the property must be set at the local housing allowance level or below.
- The council will require nomination rights for a period of 5 years

A number of other conditions also apply. Please contact the Empty Homes Officer for further information.

## WiltsLet – help with letting your property

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When your property is ready to let we can also help you to rent your property through the WiltLets scheme.

This scheme has been set up to provide advice and support to landlords operating in the private sector. The following services are provided free of charge:

- Provide a rent deposit guarantee
- The accommodation options officer will meet you at the property to identify which tenants would best suit the property.
- Help to find a tenant for your property
- Conduct viewings
- Provide advice on tenancy agreements (if required)
- Carry out the sign up
- Complete an inventory which would need to be completed by both you and the tenant
- Assist you in visiting the property if you are experiencing any problems with the tenant

## Contact details

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**The Empty Homes Officer  
Wiltshire Council  
Monkton Park  
Chippenham  
Wiltshire  
SN15 1ER**

**Tel: 01249 706614**

**Email: [housing.strategy@wiltshire.gov.uk](mailto:housing.strategy@wiltshire.gov.uk)**