



Cheshire West & Chester Council

Empty Homes Grant

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

Visit: [cheshirewestandchester.gov.uk](https://www.cheshirewestandchester.gov.uk)



Cheshire West
and Chester

Who can apply for an Empty Home Grant?

Owners of Empty Homes 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 12 months and must be non-decent.
- The property must be in council tax bands A to D

How much grant can I apply for?

Owners can apply for a grant of 50% of the cost of eligible works up to a maximum of £15,000, subject to satisfactory receipts. Council officers will also work out what is a reasonable cost for the work to be carried out including VAT and all eligible fees. The grant is non repayable unless a condition is breached.

How does it work?

The grant is awarded for structural / repair works and / or labour. Fees, decoration and floor coverings are not eligible. Owners must submit an application and have received approval in writing before starting the works. Applicants then submit receipts to the Council to demonstrate the amount they have spent on repairs. 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:

- Only one grant per dwelling is allowed and the property has to be occupied before the grant is paid.
- Owner must guarantee to let at an affordable rent (Local Housing Allowance rate); issue a 12 month tenancy and allow the Council to nominate tenants for three years.
- The landlord must become a member of the Cheshire Landlord Accreditation Scheme on completion of the works.
- No further assistance is available for the property for 15 years from the completion date for that property.
- Property must meet the Decent Homes Standard and have an EPC rating of C or higher.
- Work must be completed and property occupied within 12 months of the grant being approved. Grant is paid on works completion and occupation.

Please Note: Owners must submit their application and have received written approval before starting the works and that grants offered by the Council are subject to available funding.

How do I apply for an Empty Homes Grant?

Applications and details are available online. Information provided will help us assess whether you are likely to be eligible for any financial help.

Empty homes | Cheshire West and Chester Council.

Contact:

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

**Empty Homes Team, The Portal, Wellington Road,
Ellesmere Port, CH65 0BA**

Tel: 0300 123 7038

Email: emptyhomes@cheshirewestandchester.gov.uk

What if I'm not happy with the decision?

The Council's "Comments, Compliments and Complaints" scheme sets out how customer feedback will be dealt with. Where you believe the Council has failed to provide the level of service expected, a complaint can be made through this procedure via the councils website www.cheshirewestandchester.gov.uk

Or you can contact the Council by letter or telephone at:

Cheshire West and Chester Council

Solutions Team

The Portal

Wellington Road

Ellesmere Port CH65 0BZ

Tel: 0300 123 8123

Additional Information

The grants described in this leaflet form part of the Home Assistance Policy for private sector renewal introduced by the council from April 1 2024.

It is not a full statement of the law or council policy.

You can obtain a copy of the full policy document by contacting the Private Sector Housing Team on Tel: 0300 123 7038 or visit: cheshirewestandchester.gov.uk

Accessing Cheshire West and Chester Council information and services

Council information is also available in audio, Braille, large print or other formats. If you would like information in another format or language, including British Sign Language, please email us at:

equalities@cheshirewestandchester.gov.uk

Tel: 0300 123 8 123 **Textphone:** 18001 01606 275757

email: equalities@cheshirewestandchester.gov.uk

web: www.cheshirewestandchester.gov.uk