

# HOME IMPROVEMENT GRANT



**To help owners and private landlords bring homes back into use by contributing towards the cost of essential repairs such as upgrading electrical wiring, damp proof work, provision of heating or replacing gutters etc.**

This grant can be used to improve the Energy Efficiency of properties, to meet the current and upcoming Minimum Energy Efficiency Standards. Energy Efficiency improvements such as external wall insulation, loft insulation, heating updates, and low carbon technologies, improve the comfort of the tenants and can increase the value of the property.

**Read more about Energy Efficiency on our website**  
**[www.newham.gov.uk/public-health-safety/energy](http://www.newham.gov.uk/public-health-safety/energy)**

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## Who can apply for the grant?

Owner-occupiers and private landlords 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 3 months. This period can include the works period as well
- The property must have at least 2 bedrooms available to be rented and located within Newham
- You will allow the Council to nominate tenants for at least 2 years at a rent level that will be affordable to the tenants. You will be given the opportunity to meet with the Council nominated tenants prior to the move
- If the property is sold within the nomination period then you will be liable to repay the grant,

## How much grant can I apply for?

Home owners and private landlords can apply for a grant up to a maximum of £15,000 depending on the size of the property and length of nomination period. The grant provided is no more than 50% of the total cost of the works to improve the property.

The grant is funded by Government grants so the tenants will be recently arrived into the UK who have recently fled war and have settled in Newham.

## How does it work?

The grant is awarded for structural/repair works/energy efficiency improvements and/or labour. Owners and private landlords must submit an application and have received approval in writing before starting the works. An officer from the DLO Voids 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 Home Improvement Grant. These include:

- The property must meet the Government's decent homes standard and be occupied before payment of the grant can be made.
- Works must be completed and the property occupied within 12 months of the grant being approved.
- Only one grant per dwelling is allowed and the property has to be re-occupied before the grant is paid.
- The landlord must become a member of the Newham Council Licensing Scheme on completion of the works. As per the grant conditions the Council will cover the cost of the application fee for the Selective licence.

## Do I have to pay it back?

No, this is not a loan but if you sell the property within the nomination period then you will be asked to refund the grant payment.

## How do I apply for an Home Improvement Grant?

Application form is available from emailing the contact detailed below. So please email us today to complete the form so we are able to assess whether you are likely to be eligible for our grant.

## Contact

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

**Welcome Newham**

**Telephone: 020 3373 3222**

**Email: [welcome.newham@newham.gov.uk](mailto:welcome.newham@newham.gov.uk)**

