



Empty to Plenty
Bring empty homes back to life



Empty Home Improvement Loan

Empty Home Improvement Loans are available until 31 March 2018 subject to the availability of funding, which is normally allocated on a first-come first-served basis.

The Homes and Communities Agency (HCA) has provided funding to Wigan Council, assisting the provision of Empty Home Improvement Loans.

Contact:
Wigan Council
Housing Services

Phone:
01942 489220

www.wigan.gov.uk/emptyhomes

Empty Home Improvement Loan

Wigan Council can provide an interest free Empty Home Improvement Loan of up to £30,000 to pay for works that are needed to make your property meet the Government's Decent Homes Standard and the Council's Lettable Standard.

This includes:

- removing any serious hazards to health and safety;
- remedying serious disrepair (e.g. severe dampness, structural problems or unsafe electrical wiring);
- modernising bathroom and kitchen facilities that are inadequate, missing or old;
- providing effective insulation and efficient heating;
- decorating, new flooring and landscaping the garden.

In return, Wigan Council will lease your property from you for the period necessary to repay the loan using the lease rent, subject to a minimum lease period of five years.

The lease rent will be calculated at 80 per cent of the current market rent for your property and will be fixed at that amount for the duration of the lease.

The full amount of the lease rent will be used to repay the loan. After the loan has been repaid in full, the lease rent will be paid to you. However, you will still be required to pay for any repairs required to your property and provide buildings insurance, electrical safety, energy performance and gas safety certificates as and when required.

The loan will be secured on your property so that any balance outstanding has to be repaid in full when you sell or transfer it.

We will engage Wigan Housing Solutions, a Community Interest Company, as our agent to let and manage your property for the duration of the lease.

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Eligibility

- Your property must have been unoccupied for at least 12 months.
- You, or a member of your family, must have owned your property for at least 12 months.
- You must have sufficient equity in your property to cover the full amount of the loan.
- Any lenders with loans or mortgages secured on your property must consent to you leasing it to the Council.
- You must have a current buildings insurance policy and agree to maintain it for as long as the loan is in place.

Example

Cost of the works (including VAT)	£18,000
Council Fees (at 12.5% plus VAT)	£2,700
Total Cost	£20,700

Loan (for the cost of the works)	£18,000
Non-repayable grant (for the Council Fees)	£2,700
Total Assistance	£20,700

Monthly market rent	£500
Monthly lease rent (80% of market rent)	£400

Lease rent used to repay the loan (over 3 years and 9 months)	£18,000
Lease rent paid to you after the loan has been repaid (over 1 year and 3 months)	£6,000
Total lease rent (over five years)	£24,000

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Stage

Process

