

Summary of property improvement grants and loans



Sir Conwy, yr amgylchedd iawn i helpu pobl i helpu eu hunain

Conwy County, the right environment to help people help themselves

	Houses Into Homes	Home Improvement Loan	Empty Property Landlord Grant Scheme	Welsh Government Private Sector Leasing Scheme	Conwy Private Sector Leasing Scheme
Purpose of the scheme	To bring long term empty <i>properties</i> back into use as residential accommodation (no specific client group).	To improve the condition of existing residential accommodation. Works must contribute to making a property 'warm, safe or secure' For rented property, all properties must be free from Category 1 hazards on completion of works. However, the loan does not have to address all hazards which exist in the property.	To bring back into use empty properties in order to assist with the rehousing of unintentionally homeless households.	To improve access to longer-term, good quality and affordable housing in the private rented sector for those who are homeless or at risk of homelessness.	To provide units of interim accommodation for unintentionally homeless households
Who can apply?	Registered owners of a property (residential or non-residential) which has been empty for a minimum period of 6 months	Owners, landlords and third sector organisations	Owners (or potential owners) of residential properties that have been empty for 6 months or more	Owners (or potential owners) of residential properties that are empty. No requirement for them to have been empty for 6 months	Owners of empty residential accommodation
Maximum award	Loan of £35,000 per unit of accommodation (to be improved or created through conversion) up to a maximum of £150k per applicant	£35,000 per unit of accommodation (to be improved) up to a maximum of £150k per applicant	Grant of 70% of the cost of works necessary to ensure property complies with HHSRS (up to a maximum of £20,000 per property)	Grant of £2000, and repayable loan of up to £8000	No funding attached for works pre-commencement
Works agreed by	Housing Strategy (in consultation with Housing Improvements, Housing	Housing Strategy (in conjunction with Housing Improvements, Housing Enforcement and Building Control)	Housing Improvements	Cartrefi Conwy	Conwy Housing Solutions

	Enforcement and Building Control)				
Repayment term	Loan to sell – 2 years or on sale of property Loan to Let – 5 years	Up to 5 years for landlords and up to 10 years for owners	Not repayable – but grant conditions in effect for 5 years	Grant conditions apply for 5 years Loan repayable within 4 years	Not applicable
Interest rate	Interest free (but charged at 6% in the case of default)	Interest free (but charged at 6% in the case of default)	Not applicable	Interest free	Not applicable
Type of security	First or second charge (Land Registry)	First or second charge (Land Registry)	First or second charge (Land Registry)	First or second charge	Not applicable
Application fees	Minimum of £295 (escalating upwards in accordance with the loan amount).	£500 once the application reaches the affordability assessment stage.	None.	No admin fee as such, but applicants will be liable for the cost of the Council's charge with HM Land Registry, and may be liable for asbestos survey fee if the property is not taken on.	No admin fee as such, but applicants may be liable for asbestos survey fee if the property is not taken on.
Funding conditions	Properties must be rented out or sold on completion of the improvement / conversion works. Where a property is to be rented, this must be for normal residential purposes	Where the applicant is an owner occupier, he must normally occupy the property until the loan is repaid. Where the applicant is a landlord, the property must be let for normal residential purposes (not for Air BnB or holiday lets).	The property must be made available for the rehousing of homeless households throughout the 5 year period. Approved agent (likely to be HAWS) will let and manage	On completion of the work, the property must meet the standard specified by Welsh Government. The grant will become repayable in the event that the owner removes the property	Property must meet required standard (HHSRS) prior to take-on.

	(not for holiday lets or Air BNB).		the property during the grant condition period (5 years). Rent is charged at Local Housing Allowance less 12% management fee.	from the scheme within the 5 year period.	
Other considerations	A maximum loan to value ratio of 80% applies to all applications. Can secure the loan against a different property, subject to equity considerations.	A maximum loan to value ratio of 80% applies to all applications. Cannot currently secure the charge against a different property, although this may change.	Cannot be included in Welsh Government Private Sector Leasing Scheme.	Rent is payable at 90% LHA rate, and will be paid in full during void periods. Property will be let and managed by HAWS for 5 years. No management fee will be deducted from the rent which is paid to the owner. All repairs and maintenance specific to the property itself will be arranged and funded by the scheme, but the owner will remain responsible for costs associated with the maintenance of communal areas.	Rent is charged at 90% LHA rate. This is guaranteed and will also be paid for periods when the property is vacant. Property is let and managed by Conwy Housing Solutions Accommodation Officers. No management fee will be deducted from the rent paid to the owner. All responsive repairs remain the owner's responsibility but the property will be reinstated to the condition in which it was taken onto the scheme, prior to

				<p>At the end of the 5 year agreement, the property will be returned to the owner in the same condition in which it was taken onto the scheme (excepting fair wear and tear).</p> <p>Tenancy support (provided by Cartrefi Conwy) will be available to those households who need it.</p>	hand back to the owner (fair wear and tear excepted).
Funding availability	√	<p>X</p> <p>Currently we are not accepting new applications for the Home Improvement Loan. If you want us to contact you when we can start accepting applications, please contact us:</p> <ul style="list-style-type: none"> • By phone – 01492 576274 / 01492 574235 • By email – housingstrategy@conwy.gov.uk • Write to us – Housing Strategy, PO Box 1, LL30 9GN 	√	√	Not applicable.