

Get a life back into empty homes



The Grants and
Nominations Scheme

Don't delay.
Act now.

 enfieldlet@enfield.gov.uk

 020 8379 4320

www.enfield.gov.uk/emptyhomes

Over 3,000 privately owned homes are empty in Enfield.

Many need renovation before anyone can live in them.

The Grants and Nominations Scheme can really help.

How can Enfield help?

Grants are available to cover some of the costs involved in repairing an empty home.

For what sort of repairs?

We can help with virtually anything except carpets and furnishings. So we can help with things like replacing windows, installing central heating, plumbing, roofing and electrical works.

What does Enfield want in return?

To receive a grant, you must agree to let the property for at least 5 years to tenants we nominate.

Who looks after the property during the let?

During the 5-year period, a full management service will be provided by the Council's Private Sector Leasing Team. They have many years' experience of managing this sort of property and aim to give you peace of mind by dealing with the property's day-to-day management and maintenance.

What about the rent?

You will receive a guaranteed rent for the whole period of the 5-year lease. This will be paid whether or not the property is occupied.

Will my property be suitable for the scheme?

We prefer 2, 3 or 4 bedroom properties, but we'll consider anything. As long as the property is empty and within the London Borough of Enfield, we're interested – please contact us to discuss things further.

What if I can't contribute towards the repair cost?

We might be able to pay you an advance to cover your contribution. You would repay this by receiving a reduced rental income over the 5-year lease period.

By combining the grant and the advance, you could get your empty property renovated without laying out any money yourself.

Do I have to pay the grant back?

No! As long as you keep to the conditions explained above, then at the end of the 5-year period you can extend the lease, occupy the property yourself or even sell it. The choice is entirely yours.

Benefits of the scheme

- A fully restored and renovated property
- Guaranteed rents
- A full management service provided by Enfield Council
- Vacant possession at the end of the lease
- Occupation of the property improves both security and appearances in the local area

- Tenants will pay Council Tax, fuel and water bills

Did you know it costs over £15,000 a year to keep a home empty?

Rent loss	£15,000
Dilapidation	£500
Insurance	£500
Council Tax	£1,400
Maintenance	£600
Total loss	£18,000

Contact Dave Carter, Enfield's Empty Homes Officer now to discuss how you can avoid this loss.

More information

For further information contact our Private Sector Housing Team.

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