

Housing associations and empty properties

How can a housing association help me to bring my property back into use?

Housing associations work with councils to provide homes for people who need housing. They are registered with and funded by the Housing Corporation. Housing associations are experienced at both building and managing homes and may have grants available to help private landlords improve their properties.

How can a housing association help me?

- they can find a tenant and manage your property
- they can contribute towards the cost of repairs and manage the building contract
- they can carry out certain repairs on the property during the period of the agreement.

How does the grant work?

The housing association will finance some or all of the works and manage the building contract in return for a lease on the property. The lease period varies depending on the amount of grant given. The grant is not means tested and large companies as well as individuals can apply. You will need to make a contribution if the grant is not enough to cover the cost of all of the approved work.

Will I get help with all the repairs to my property?

Most of the grant will be for internal and structural works. Examples of eligible internal work are rewiring, the installation of a new kitchen, a bathroom, gas central heating and decorations. Examples of eligible structural works are damp-proof coursing and renewing windows. If there is sufficient funding external repairs such as roof repairs can also be carried out; otherwise you will have to pay for them yourself. The landlord may be expected to provide furnishing and carpets.

Who will pay rent for my property?

The housing association will pay you the rent, not the tenant occupying the property. The rent will be guaranteed throughout the lease term.

Which housing associations have funding to repair my property in Haringey?

The Empty Property Officer will know which housing associations are giving grants this year. The officer can be contacted on 020 8489 4214 .