

## **EMPTY HOMES RENOVATION GRANTS FOR ABSOLUTE FIRST TIME BUYERS**

### **GENERAL**

Grants available for the above scheme are DISCRETIONARY and assistance of up to £20,000 or 100% of the eligible costs, whichever is the least, may be available to absolute first time buyers with a local connection to renovate an empty property and bring it back into use as their home. The property should have been empty for a minimum of 6 months.

In order to be considered for a grant, you must be prepared to:

- ◆ Provide a certificate from your mortgage company confirming that you are an absolute first time buyer and that they have made a mortgage offer.
- ◆ Ensure that the property to be purchased has been empty for a minimum period of six months. (The Empty Homes Officer or the Council Tax Section of Anglesey County Council will be able to advise you if this is the case).
- ◆ Make every attempt to ensure that after renovation the property should, as far as possible, meet the Welsh Housing Quality Standard (WHQS)
- ◆ Reside in the property as an owner/occupier for a period of 5 years from the date of approval of the grant.
- ◆ Agree to the Council registering a Land Charge against the property, which will remain in place for a period of 5 years from the date of approval of the grant. This will enable the Council to recover the grant in the event that the property has to be sold within a period of 5 years.

### **YOUR FINANCIAL RESOURCES**

The amount of grant, if any, is at the Council's discretion.

The Council will inspect the property and decide which works are eligible for assistance before an application is submitted.

It is anticipated that if the value of the eligible work is valued at £20,000 or less, the total cost of the renovation will be met by the Empty Homes Grant. In the event that the work required to bring the property to habitable standards exceeds £20,000, the Council will require a letter of confirmation from your bank or loan provider confirming that you have sufficient funds in place to meet these additional costs.

In the event that you are unable to raise sufficient deposit to secure a mortgage to purchase the property, the Council may have home purchase schemes which may assist you. For further information visit [www.TaiTeg.org.uk](http://www.TaiTeg.org.uk). Further information regarding this is provided within the Tai Teg leaflet, enclosed within this information pack.

### **WHAT TO DO NEXT**

If you are interested in being considered for a grant, you should contact the Empty Homes Officer at the address below with details of the property. The Empty Homes Officer will then arrange to meet you, where possible at the empty property, to discuss the Scheme in more detail.

**Empty Homes Officer  
Isle of Anglesey County Council  
Council Offices  
Llangefni Anglesey  
LL77 7TW  
Tel No. 01248 752283  
Email. [emptyhomesofficer@anglesey.gov.uk](mailto:emptyhomesofficer@anglesey.gov.uk)**