

Appendix 1 – Case Studies for Empty Property and Owner Occupier Grants

Prior to COVID19 Empty Properties were at the lowest they had been in 4 years, throughout the district, in particular the SWW. Empty properties attract ASB but the number of complaints received regarding properties being insecure, waste in gardens have reduced during this period. The EP grant incentive has encouraged investors in the area and increased access to safe sustainable tenancies. Below are some examples of the positive impact the initiative has had.

Case 1 – Empty Property Grant

Property purchased on Waterworks Street by an investor in May 2018 with the intention to lease the property to a well-known Housing Provider in the area. Full renovation was completed which involved taking the property right back to brick, full rewire of electrical installation, new central heating, damp proofing, new kitchen and bathroom. The property was plastered throughout and completed to a high standard. The Front yard was completely block paved and a new high boundary wall built to the rear with gated access. The total cost exceeded the maximum grant amount, however the £10,000 contribution was able to make it viable for the owner. The property was brought back in to use in January 2019 and now accommodates vulnerable customers providing a safe home with ongoing support.

This particular street has a high concentration of empty properties and applications in the SWW generally are encouraged by WLDC.

Case 2 – Empty Property Grant

Customer was living in a private rented property but also owned a property in SWW. The property he owned required renovation when he purchased it, so he took a tenancy while works were ongoing. Unfortunately the property was subject to vandalism while the property was vacant, this resulted in even more work being required and the customer did not have sufficient funds. The issue was ongoing for almost two years, the customer had council tax liability for both properties and was accruing a huge council tax debt. Referral from CT received, contact made with customer and assistance provided in making an application for EP Grant. Grant approved, new central heating, full rewire of property, bay roof repairs and other remedial work carried out within the grant limit. Customer was able to move back in to his own home and relieve him from dual council tax liability.

Owner Occupier Grants

The owner occupier grants we're introduced to eliminate serious hazards within the property, it enable occupiers to remain in their home and prevent them from being at risk of harm.

Case 1 – Owner Occupier Grant

Customer has owned and occupied the property since 2002 in Gainsborough. Customer was mortgage free but elderly and in receipt of guaranteed pension credit. Roof was in disrepair and causing damp internally. The roof had been repaired many times over the years which was not cost effective. Customer had been advised each time that a new roof was required. Local builder employed to erect scaffolding, strip and re-lay slate roof, install new fascia's and guttering. Without assistance from the Council the customer may have had to consider selling her home. The grant assistance has removed the hazard and enabled her to remain at home with peace of mind.

Case 2 – Owner Occupier Grant

Customer purchased the property in 1977 and continued to live in the Bardney address. Mortgage free, elderly and with various health issues. Applicant in receipt of guaranteed pension credit. Roof was in serious disrepair causing damp internally and the ceiling to collapse. The solid fuel fire had also been condemned leaving her without heating and hot water, plus drafts from the disrepair to the roof. There was no gas to the property so enquiries were made with Cadent to see if pipework could be installed within the grant budget. Thankfully we were able to get the property connected to mains gas for the cost of £600. Customer's daughter sourced a heating company offering other government initiatives, Full Gas central heating was able to be installed at a very reasonable cost. Builder employed to re new the roof covering and carry out repairs to chimney stacks and valleys. Under HHSRS this customer falls under the vulnerable group for excess cold. It is likely without assistance from the council she may have become very unwell.

Cases like the above are examples of how we have almost certainly prevented admissions to hospital, and without having the need for referrals from health professionals.