

**Contractors offering discounts to owners of  
'long term Empty Properties' in the Bristol area**

## **Empty Properties Initiative Discount List**

**Please note: for legal reasons Bristol City Council clarifies certain points regarding the list, as follows:**

- *This list consists of companies who have passed inspection including Insurance, Finance and Health and Safety, at the time of application, to standards required by Bristol City Council.*
- *Persons using companies from this list must make their own enquiries and the decision to use any company is entirely that person's own decision.*
- *Data provided regarding the companies listed herein is in no way representative of any recommendation or endorsement of quality.*

## **Contractors offering discounts to owners of long-term empty properties**

Please note that in addition to these discounts there are some VAT discounts for work done on empty properties. If a single house dwelling has been empty for at least 2 years immediately before works starts, your builder can charge a reduced VAT rate of 5% on the cost of building work. Certain costs are standard rated (e.g. carpets, fitted furniture, professional services)

A developer or house owner can claim back all of the VAT charged in the renovation of a building that has been empty for 10 years. A developer will have to register for VAT and sell the house to claim. This relief is not applicable where a property is let, other than on a lease exceeding 21 years.

If a single house dwelling has been empty for 10 years and the owner wishes to retain the property and not sell it, they can make a claim under the DIY Builders Refund Scheme. The VAT charged on raw materials for refurbishment can be reclaimed from HM Revenue and Customs.

If a builder is used, they are able to charge VAT of 5% on the costs of refurbishment work and the owner can reclaim all VAT on all raw materials purchased by himself/herself and handed to the builder for use on the refurbishment.

A letter will be needed from an Empty Property Officer or some other form of proof will be required to confirm the length of time the property has been empty.

*For more information contact:*

HM Revenue & Customs National Advice Centre  
**0845 0109000.**

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### **Important Note – read before using this list**

Included are contact details and some details from the contractors as to what their business has to offer. These are companies who have replied when asked that they would like to offer a discount to long-term empty property owners

This is a list of contractors offering discounts to be used for information purposes only. They have not been vetted in any way. It is not a comprehensive list. BRISTOL CITY COUNCIL does *not* endorse or recommend these companies in any way. All dealings with these contractors are a private matter between the contractor and the person purchasing their services.

## Advice on employing a builder

### 1. Find a reliable contractor

- Use one of the builders from the Councils list of vetted builders.
- Ask friends and family for their recommendations
- House insurance firms, banks and motoring organisations often run referral schemes for household emergencies – but check how they vet the trader.
- Most reputable contractors belong to a trade association. Ask for confirmation of this.
- Always ask for three quotations if you can but get at least two. Give each builder a written copy of your project so each is quoting for the same works. Compare carefully and ensure each shows VAT. Remember cheapest isn't necessarily the best!
- Make sure that the contractor understands **exactly** what you want done and quotes for that work.
- Do not be pressurised into any immediate decision. Weigh up the situation before committing yourself. A good honest contractor will not want to pressure you into going ahead until you are ready.

### 2. Get a Written contract

If you don't and things go wrong you will have no way of proving what work was agreed. A contract is an agreement between two or more parties that is enforceable by law. It should include:

- Details of all work to be done and materials to be used.
- Price, including VAT, and payment arrangements.
- Cancellation rights, if any.
- Start and finish dates if applicable.
- Make it clear in writing that any extra work must be agreed by you in advanced.
- Make sure you understand and agreed who is to be responsible for producing any specifications or drawings, and if necessary for attaining any necessary permissions. Whenever considering major works which affects the structure or external appearance of your property, you **must** check with the Council whether you need Planning Permission, Building Regulation Consent or Listed Building / Conservation Area Consent.
- Check whether you will be building on to or altering a party wall. You need to get your neighbours consent and in some cases you need a Surveyor to draw up Party Wall Act documents.
- Don't sign until you've read, understood and are satisfied with the contract. If in doubt, get advice.
- Keep copies of all your documents in one safe place
- If you have a disagreement with your builder, try to sort it out, perhaps with a sensible friend to act as a mediator. If you cannot agree you can enforce the Contract through an Arbitrator or the courts. Trading Standards operate a mediation service.

### **3. Cancellation rights**

- You have no automatic cooling-off period except in the following situations:
- You agree to buy goods or services that cost more than £35 at home following an uninvited visit by a trader.
- You sign a credit agreement away from business premises following face-to-face discussions with the trader
- You make the agreement without face-to-face contact with the trade, for example by phone, post, Internet etc. Your 'cooling off' rights in this situation are complicated so check with Trading Standards if you are unsure.
- Your contract expressly states you have a cooling off period

### **4. Payment**

- Don't pay more than about 10% - 15% deposit in advance
- Only pay staged payments if you're happy with the work at each stage. Get a signed receipt each time.
- Don't pay the final bill until fully satisfied. Sign the invoice "not examined" if you're unable to check the work for yourself.
- If you pay all or part of the bill by credit card or a credit agreement arranged through the contractor, you may get added protection.

### **5. Guarantees**

- A guarantee is worthless if the firm giving it disappears
- Insurance backed guarantees may cost a little more but still operate even if the firm ceases to trade. If you're offered one of these check with the insurance company itself that you will be covered

***Bristol Trading Standards can be contacted on 0117 922 3604***

## Empty Property Initiative

<b>General Building Works</b>	
<p><b>1<sup>st</sup> Call Bristol Plastering</b>            141 Whittock Road, Stockwood, Bristol, BS14 8DG            Tel: 01275 892874 Mobile: 07919685051            Email: BRISTOLPLASTERING@blueyonder.co.uk            Web: www.bristolplastering.co.uk</p>	<p>A sole trader in the plastering/screeding/general building trade. After a free quotation if the client wishes to use my services a <b>discount of 25%</b> will be given.</p>
<p><b>AR Chambers Carpentry &amp; Building Services</b>            Tel: 0117 9609570            Mobile: 07745840653            Various services including carpentry, general building, plastering (both internal and external rendering) and brickwork.</p>	<p>Various services including carpentry, general building, plastering (both internal and external rendering and brickwork.</p>
<p><b>Cleverly Contractors</b>            Email: cleverlycontractors@live.co.uk            Web: www.cleverleycontractorsltd.vpweb.co.uk</p>	<p><b>10% discount</b> on materials and labour.</p>
<p><b>Dave Wagstaff</b>            Tel: 0117 9391933            Mobile: 07748818674            Email: Dave.wagstaff@blueyonder.co.uk</p>	<p><b>20% discount</b> on labour on work in unoccupied domestic property.</p>
<p><b>Geoff Clark</b>            Tel: 07973458091            Email: geoffdabuilder@yahoo.com</p>	
<p><b>G F Watt &amp; Son</b>            Daytime Tel: 07766494480            Evening Tel: 01278 795733</p>	<p>Unlike a lot of small builders I keep daily computer records of all invoices and labour which can be seen by clients if required. I also pride myself on my estimating and keep to it.</p>
<p><b>G Nash &amp; Son – Plastering and General Builders</b>            27 Clevedon Road. Failand, Bristol, BS8 3UG            Office Tel: 01275 392398            Ian Tel: 07810564297 Geoff Tel: 07799434241            Email: enquiries@gnashandson.com            Web: www.gnashandson.com</p>	<p>Very competitive rates to all our customers and also practical solutions to suit individual budgets. A wide variety of services on offer from basic to luxury standards.</p>

<p><b>John Dean Building Contractors Ltd</b>  Unit 19 Douglas Road Industrial Park, Douglas Road,  Kingswood, Bristol, BS15 8PD  Tel: 0117 9611163 Fax: 0117 9476921  Email: sales@johndeanbuilding.co.uk  Web: www.johndeanbuilding.co.uk</p>	<p>Discount offered based on value of works generally, up to £10,000 = 5%  £10,000-£20,000 = 6%  Over £20,000 = 7.5%</p>
<p><b>Lowrey Contractors Ltd</b>  Aston Vale Trading Estate, Bristol, BS3 2TW  Tel: 0117 9637111 Fax: 0117 9786099  Email: enquiries@lowrey-contractors.co.uk  Web: www.lowrey-contractors.co.uk</p>	<p>Any clients that approach us quoting the empty properties initiative will receive <b>5% - 15% discount</b> on the standardised rates (depending on size and value of work)</p>
<p><b>Paul Claridge</b>  Claridge Building, 167 Bishop Road, Bishopston, Bristol, BS7 8NA  Tel: 0117 9095442 Mobile: 07973349970</p>	
<p><b>RM Stephens &amp; Co Ltd</b>  116-118 West Street, Bedminster, Bristol, BS3 3LT  Tel:0117 9663949</p>	<p>Discount depending on value of work.</p>
<p><b>ROK</b>  Tel: 0117 9415710 Mobile:07795287094 Fax: 0117 9415733</p>	<p>Would depend on time of year and type of work.</p>
<p><b>Spectrum Services UK Limited</b>  The Old Garage, 11 Sandown Road, Brislington, Bristol, BS4 3PL  Tel: 0117 9071644 Fax: 0117 9071646  Email: info@spectrumserviceslimited.co.uk  Web: www.spectrumserviceslimited.co.uk</p>	<p>Would be happy to negotiate a discount, dependent on the condition and the scale of the works that need to be carried out.</p>
<p><b>Steve Devlin &amp; Ken Nielson</b>  The Malt House, Durnford Street, Ashton, Bristol, BS6 5DQ  Tel:0117 9664466</p>	<p><b>10% discount</b></p>

<b>Specialist Contractors</b>	
<p><b>A1 Cavity &amp; Loft Insulation Ltd</b> Specialists In property clearance – external wall repair and damp rectifying – roof replacement – Insulation &amp; Heating – internal refurbishment – plumbing and electrical services and decoration on completion of the repair work for the empty properties.</p>	Discounts on services and products relating to refurbishment of existing properties offering a free survey from clearance to refurbishment completion.
<p><b>Astra Communications</b> 189 Whitehall Road, Bristol, BS9 5BJ Tel:0117 3522636 Fax: 0117 9523199 Email: info@astracomms.co.uk</p>	Suppliers and installers of alarm and CCTV equipment. A <b>discount of 20%</b> is available under the scheme
<p><b>Bowland Stone</b> Crews Hole Road, St George, Bristol, BS5 9SP Tel: 0117 9557530</p>	<b>10% Discount</b> of all Bowland Stone produced products on orders over a value of £100
<p><b>Brunel Preservations Ltd</b> Unit 32 Barnack Trading Estate, Novers Hill, Bedminster, Bristol, BS3 5QE Tel: 0117 9535383 Fax: 0117 9637192 Email: sales@brunel.org Web: www.brunel.org</p>	<b>10% Discount</b>
<p><b>Bryson Scaffolding Ltd</b> Mr Ian Bryson Tel: 0117 3005555</p>	
<p><b>Casley Rudland – Consulting Structural Engineers</b> 14 Whiteladies Road, Clifton, Bristol, BS8 1PD Tel: 0117 9732727 Fax: 0117 9734447 Email: dcasley@casleyrudland.co.uk Web: www.casleyrudland.co.uk</p>	<b>10% Discount</b> on fees.
<p><b>Destination 5 Ltd – Security Contractors</b> 17 Bourne Close, Kingswood, Bristol, BS15 8AY Tel: 0117 305476 Mobile: 07523910030 Email: Edward.hayden@destination5.com Web: www.destination5.com</p>	<b>10% Discount</b>
<p><b>Grounds4Change</b> Dovercourt Depot, Dovercourt Road, Horfield, Bristol, BS7 9SH Tel: 0117 9693815 Email: becky@grounds4change.co.uk</p>	We can carry out a range of clearance, grounds maintenance and hard and soft landscaping activities. We could offer a <b>10% Discount</b> on all our services to owners of empty properties.

<p><b>J P Services (SW) Limited – Engineering Contractors</b>  Unit 7, Kenn Court Business Park, Roman Farm Road,  Hengrove, Bristol, BS5 1UL  Tel: 0117 9642640 Fax: 0117 9642639</p>	<p><b>10% Discount</b></p>
<p><b>M A C H Acoustics</b>  81-83 Stokes Croft, Bristol, BS1 3RD  Tel: 0117 9441388 Fax: 0117 9441388 Mobile:  07972705133  Email: Stefan@machacoustics.com  Web: www.Machacoustics.com</p>	<p>Acoustics Consultants who offer advice and testing to comply with part E of the building regulations (Sound Insulation). <b>20% discount</b> on our fees</p>
<p><b>Portishead Engineering &amp; Construction Ltd</b>  Concrete Technology International  Dubridge Engineering Limited  Avon Gorge Industrial Estate, Portview Road, Avonmouth,  Bristol, BS11 9LQ  Tel: 0117 3820201 Fax: 0117 9820202</p>	<p><b>5% - 10% Discount</b></p>
<p><b>TRAC Structural Ltd</b>  23 Belvior Road, St Andrews, Bristol, BS3 2AW  Tel: 0117 9240224 Mobile: 07860152449 Fax: 0117 9248574  Web: www.trac-structural.co.uk</p>	<p>Discounts are available depends on the size of the contract and specifically which systems are used for the repairs in which we specialize – structural reinforcement, timber reinforcement, concrete repair, abseil access, cathodic protection etc.</p>



<b>Gas &amp; Electrical Work</b>	
<b>DRH Plumbing and Heating Ltd</b> Tel: 07921 858277 Email: Drhplumbing@blueyonder.co.uk Web: www.drhplumbing.co.uk	A full plumbing and heating service and property maintenance. Gas Safety Registered, we can update and install bathrooms, kitchens and heating. <b>10% discount</b> to empty property owner
<b>Emmdee Electrical Services Ltd</b> The Malt House, Durnford Street, Ashton Gate, Bristol, BS3 2AW	<b>20% Discount</b>
<b>Glevum Heating</b> Unit's 6 B & C Tuffley Park, Gloucester, GL2 5DE Tel: 01452 387066 Mobile:07810564297 Geoff Tel: 07799434241 Email: lee@glevumheating.co.uk	<b>10% Discount</b> on the general rate charged to residential customers
<b>Jeff Way Electrical Services Ltd</b> 108 St John's Lane, Bedminster, Bristol, BS3 5AJ Tel: 0117 9090517 Mobile:07967320964 Fax: 0117 0900518 Email: Neil.way@jeffway.co.uk Web: www.jeffway.co.uk	Medium to large electrical jobs.
<b>RH Electrical Services</b> 15 Kencot Walk, Bristol, BS13 9DU Tel: 0117 9642812 Mobile: 07792402956 Web: www.rhelectrics.com	A small family owned and ran electrical contractors. We specialize in the domestic sector carrying out anything from a full rewire to a simple light or socket addition. We understand that safety in your home is a priority so any work we carry out will be fully tested, certificated and guaranteed. Up to <b>25% Discounts</b> on all electrical works carried out.

<b>Architects / Consultancy</b>	
<b>Alexander &amp; Thomas</b> Email: hugh@alexanderthomas.co.uk	We are highly supportive of initiatives to fulfil the potential of under used or disused buildings and have experience in this area.
<b>Allmead Commercial Recycling</b> Tel: 0844 8156115 or 07500949527 Fax: 0117 9721565	<b>Free of charge</b> recycling and waste management training for those that use our service.
<b>The Building Consultancy Ltd</b> 2 Queen Street, Bristol, BS2 0JB Email: info@thebuildingconsultancy.com Web: www.thebuildingconsultancy.com	<b>A discount of up to 15%</b> on services/products to owners of empty properties assessed on a case-by-case basis
<b>Dittrich Hudson Architects Ltd</b> 3 Warwick Road, Bristol, BS6 6HE Tel: 0117 9730682 Email: mail@dittrich-hudson.co.uk Web: www.dittrich-hudson.co.uk	Any architectural input please contact. We did a few projects on Stokes Croft including the competition at 'Turbo Island'.
<b>Matthew Deering Architects Ltd</b> 4 Bruton Place, Clifton, Bristol, BS8 1JN Tel: 0117 9733776 Fax: 0117 3733782 Email: matthewdeering@f2s.com Web: www.mwdarchitect.co.uk	<b>10% Discount</b> on normal fees.
<b>McCreadies</b> Tel: 0117 9745666 Web: www.mccreadies.co.uk	Chartered Quantity surveyors and cost consultants. I would be happy to be involved in a voluntary capacity on a consultative basis.
<b>The Residential Consultancy</b> 10 Holmwood Gardens, Westbury-on-Trym, Bristol, BS9 3EB Tel: 0117 9505683 Fax: 0117 9591020 Email: Andrew@rescon.co.uk Web: www.rescon.co.uk	Willing to offer an appropriate discount dependant upon what we are being asked to provide.
<b>Southpoint</b> 45 The Dell, Westbury-On-Trym, Bristol, BS9 3UF Tel: 0845 6446639 Fax: 0870 2887676 Web: www.southpoint.co.uk	An initial visit free of charge to give strategic advice about planning permission, building regulations and other technical requirements that affect building work.

<b>Flooring</b>	
<b>Aztech Floors and Walls Ltd</b> 8 St Martins Business Park, Moorend Farm Avenue, Avonmouth, Bristol, BS11 0RS Tel: 0117 9824411 Fax:0117 9823388 Web: www.aztechfloorsandwalls.com	<b>20% Discount</b> under the scheme
<b>English County Contracts Limited – Flooring Contractors</b> Winchester Court, Winchester Road, Brislington, Bristol, BS4 3NF Tel: 0117 9774808 Email: richardsenglishccltd@btconnect.com	<b>2.5% Discount</b> on supply and fit costs.
<b>Get it Layed Flooring and Property Solutions</b> 39 Crediton Crescent, Knowle, Bristol, BS4 1DU Tel: 07876201073 Email: getitlayed@googlemail.com Web: www.getitlayed.com	<b>30% Discount</b> rate on all materials supplied
<b>Goesworthy Floors, Walls and Acoustics</b> Tel: 0117 9792520 Email: info@gflooring.com	Approximately <b>10% - 20% Discount</b> (depending on product, size, location etc.

<b>Painting &amp; Decorating</b>	
<b>A-pro-tect-decoration</b> 97 Clay Bottom, Whitehall, Bristol, BS5 7HB Tel: 0117 9511606	Painting and decoration – willing to offer £80 per day for work.
<b>Aspire Community Enterprise Ltd</b> Tel & Fax: 0117 9540861 Web: www.aspire-bristol.co.uk	<b>15% Discount</b> on labour charges for our painting and decorating, gardening and window cleaning service. Materials would be charged at cost.
<b>KD Decorators</b> 6 Sylvan Way, Sea Mills, Bristol, BS9 2LF Tel:0117 9687458 Mobile: 07919152801 Fax: 0117 9687458 Email: Dunn122@btinternet.com	<b>35% Discount</b>

<b>Building / Electrical Suppliers</b>	
<p><b>Bristol Builders Supplies Ltd</b> Tel: 0117 935 1300 Fax: 0117 9351289 Email: sales@bbsplumb.co.uk</p>	<p>If they mention their purchase is in conjuncture with the empty property initiative we will offer an over rider in addition to our normal terms of <b>2.5%</b> on all products except central heating boilers</p>
<p><b>Denman's Bristol Central – Electrical Wholesalers Ltd</b> Unit D Berkley Court, Lawrence Hill, Bristol, BS5 0BX Tel: 0117 9559959 Fax: 0117 9351095 Email: bristolcentral@denmans.co.uk</p>	<p>The supply of electrical products to owners of empty homes. Discounts will vary from item to item. If any persons wish to make any purchase please provide a code of 1206001 or my name (Matt Coombs), this will ensure the correct costs are charged.</p>
<p><b>Laidlaw Solutions Limited</b> – Suppliers architectural ironmongery, doorsets and handrails and balustrade Tel: 0117 3003981 Mobile: 07969138390 Fax:08701 973660</p>	<p>We do not produce a RRP List, which we offer a discount from, we mainly price on a job-by-job basis dependent on the product required.</p>
<p><b>Olliffs</b> – Architectural Salvage Tel: 07850235793 Email: Marcus@olliffs.com Web: www.olliffs.com</p>	<p>Interested in giving discounts to people who were prepared to use genuine reclaimed materials when refurbishing their house. <b>Discounts would vary but minimum of 12%.</b></p>
<p><b>Wright Minimix Ltd and Bristol and Bath Concrete Ltd</b> 2 St Ivel Way, Warmley, Bristol, BS30 8TY</p>	<p><b>Discount offered would be 5% off our standard list price.</b> Contact Jo Fewes and mention must be made of the initiative.</p>

<b>Glazing</b>	
<p><b>Creative Glass</b> 16 Whitehouse Street, Bedminster, Bristol, BS3 4AY Tel: 0117 9634955 Email: studio@creativeglassguild.co.uk Web: www.creativeglassguild.co.uk</p>	<p>Guild Stained Glass and Repair. Listed Buildings and Period Glazing. <b>10% off</b> stained glass repair, restoration, period glazing and new stained glass commissioned.</p>
<p><b>First Alert (Double Glazing) Ltd</b> Tel: 0117 9710080 Fax: 0117 9720080 Email: sean@1stalertwindows.com</p>	<p>Same discount as BCC</p>
<p><b>Neil Ford</b> Tel: 0117 9421716 Email: neil@priceglassbristol.co.uk</p>	<p>We can offer a complete package from replacement glass and windows</p>

<b>Roofing</b>	
<b>Darams Ltd – Lead Work and Roofing Specialists</b> Tel: 0117 9615391 Mob: 07788595297 Email: enquiries@daramsltd.com Web: www.daramsltd.com	Discounts would be considered individually and would relate to size of job, type of work etc.
<b>J E Gibbings &amp; Sons Limited – Specialist Roofing Contractor</b> Sturden Court, Bristol Road, Hambrook, Bristol, BS16 1SE Tel: 01454 776622 Fax: 01454 774666 Email: James.gibbings1@btconnect.com	
<b>J P Roofing</b> 11 Coulsons Road, Whitchurch, Bristol, BS14 0NJ Tel: 01275 837553 or 01275 837033 Mob: 07852907033 Contact – Jon Ville	Discount depending on works to be carried out.
<b>Paul O'Brien Roofing and Building</b> Tel: 01275 856968 Email: paul@paulobrienroofing.co.uk	<b>10% Discount</b>