

Factsheet 1

What shall I do with my property now that no one is living there?

Perhaps one of the scenarios applies to you? If it does, there's information and advice available to help you decide what to do.

I don't know how to find good tenants.

The property has been updated and is now available for renting out. However you are new to letting and don't know how to go about getting good tenants.

I don't have enough funds to complete the renovation I've started.
You've started work but there's been more work needed than expected and you are worried you don't have enough funds to complete it.

I'm afraid of letting my house.
You've heard frightening stories about tenants damaging properties and failing to pay the rent. You don't know what safe options are available.

I've got an unused flat over my shop.
You spend all your time managing the shop and haven't found the time to organise to refurbish it and let it out, although you know you could make money from it if you did.

I've inherited a property and don't know what to do with it.

You've inherited a property and you are gradually sorting out all the belongings inside, and there's a bit of work needed before you can rent or sell. You don't want to live there as you have your own house, but you aren't sure about selling it either.

I have a property needing renovation but I'm new to developing.

The property is in disrepair and needs renovation. You are new to developing and need reputable local builders and advice on planning and building regulations.

My house has been unoccupied for a long time and needs lots of work.

You have a house that has been left alone for a long time and is now in quite a poor state – you are worried about the amount of work that's needed and the time and money it will take, and you keep putting off thinking about it.

There's lots of information at www.no-use-emptywest.co.uk

You can talk to someone for advice by calling your local authority in the area you live:

Bath and North East Somerset: 01225 396441

North Somerset: 01934426885

Bristol: 0117 352 5010

South Gloucestershire: 01454 865565

See below for information about loans and tenant finder services offered by local authorities.

Don't go it alone

There are many ways that you can get support. Opportunities exist to obtain loans to help get essential work done, and then there are schemes available to lease your property for a number of years or help you to get tenants in. Local authorities can help you find the right combination of schemes to suit your needs.

For example you may need a loan for essential repair work to the central heating system. Once done you may consider leasing it to a Housing Association which guarantees you income whilst taking the hassle out of managing the property and tenants.

Loans for homes that are unoccupied Wessex Home Improvement Loans (WHIL) is a community interest company working in partnership with local authorities across the South West of England to provide loan finance for home improvement.

If you own an empty property and you are considering renting to tenants and need to make essential repairs or renewals you may qualify for financial assistance through this scheme. Contact your local authority for more details about the particular schemes in their area. They can also refer you to Wessex Homes.

Private Sector Leasing Schemes:

There are private sector leasing schemes available to owners across the West of England, ideal for those who don't have the time or want the hassle of renting out a property themselves.

These are run by Housing Associations and you can lease your property to them for between 1 and 5 years. They will find tenants and manage the tenancy for you. You may have responsibility for some repairs and annual maintenance. Any damage caused by tenants which falls under the terms of the lease agreement will be covered by the Housing Association and they may be able to organise your repairs for you.



Tenant Finder Services through your local authority

Finding a tenant can be difficult but if you are thinking of letting your empty property tenancy schemes are run by authorities in the West of England.

To let property through a local authority, the homes that are offered need to meet health, safety and environmental standards. We can advise on getting your property ready to rent.

Letting your property through these schemes will bring you a regular income with additional security. It also helps to provide much needed housing in the private sector for those who would otherwise be waiting for social housing.

Information about the schemes, other options and general advice for letting is available at www.no-use-emptywest.co.uk