

Housing Choices



Repair grants and letting solutions for empty property owners



Do you have an empty property that needs repairs to make it ready for letting?

Our offer

Harrow Council is offering various schemes and incentives to help home owners bring empty properties back into residential use and to carry out necessary repairs to bring properties to a lettable standard.

GRANTS	Grant offered	Your letting agreement commitment to the council's Help2Let service
Empty Property Grant	Up to £15,000	5 Years
Repair to Lease Grant	Up to £5,000	3 Years
Better Home Grant	Up to £3,000	2 Years

Please note: all grants are subject to available funding and we cannot guarantee any grant until you receive a formal approval notice.

What types of repairs and improvements are eligible for grants?

Do you have?

- ✓ A damaged roof
- ✓ Rotten windows or doors
- ✓ A broken hot water / boiler system
- ✓ Faulty wiring
- ✓ A defective kitchen or bathroom
- ✓ A category 1 hazard such as trip hazards or excess cold

These grants are designed to help you do the minimum works required to bring your property to a good standard for letting.

Please note that property owners who do not voluntarily improve their empty properties and fail to cooperate with the council may face enforcement action.

Your commitment

In return for an empty property grant the Council requires you to enter into a lease or take a nominated tenant for an agreed time period.

To help make this process easier, the Council's Help2Let agency offers 2 main letting options free of charge. You will be supported by our professional, multilingual team and you may also benefit from incentive payments.



Leasing Service

The Help2Let leasing scheme offers guaranteed lease payments and a professional management service. It is a simple scheme that gives landlords peace of mind and guaranteed vacant possession at the end of the lease term.

Benefits

- ✓ Property Management
- ✓ Guaranteed lease payments even when the property is empty.
- ✓ Lease payments 3 months in advance direct to your bank account.
- ✓ Regular inspections to ensure occupants are looking after your property.
- ✓ Regular landlords forums to keep you up to date.

Tenant Finding Service

The council offers a tenant finding scheme with the benefit of the landlord earning rent at Local Housing Allowance (LHA) rates.

Benefits

- ✓ A selection of prospective tenants for you to meet with and choose from.
- ✓ Prompt payment of rent directly into your account for properties in Harrow.
- ✓ Free energy performance certificates.
- ✓ Choice of a 3 month rent bond or 1 month deposit and 1 month rent in advance.

Why do the council offer these grants and the Help2Let service?


- We are committed to reducing the number of properties in the borough which are standing empty or causing problems to neighbours.
- We are addressing the borough's housing shortage and supplying homes for families in housing need.

Empty Property Grants

For advice and assistance on how to make the best use of your empty property or if you wish to report an empty property in your street please contact us on:

 **020 8424 1953** or **020 8424 1096**

 **empty.homes@harrow.gov.uk**

 **Address:**
PO Box 65
Harrow Civic Centre 1, First Floor
West Wing, Station Road, Harrow
HA1 2XG

Help2Let

 **020 8424 1605**

 **landlords@help2let.co.uk**

 **www.help2let.co.uk**