

What type of property do you consider?

We are interested in flats, houses, bungalows and other buildings that can be converted into residential accommodation, including empty commercial premises.

How much work will you pay for?

A survey will be carried out on your property and an estimate of the refurbishment cost will be made available to you before you make your decision.

Is my property suitable?

We will arrange an inspection of your property and discuss the options with you.

What work will be carried out?

Any refurbishment and building work required to bring the property back into use e.g. re-wiring, new boiler and heating, damp works, electrical work, kitchen/bathroom works. This might include certain energy efficiency measures and adaptations for people with disabilities.

What is the benefit to me?

Your property is refurbished at no or minimal cost to you and is then let to pay for this work. At the end of the lease you get the property returned to you in a habitable condition, ready to sell or re-let, with the option to renew the lease and receive rental income or have vacant possession.

Contact details:

Torbay Council

Empty Properties Hotline

Tel: 01803 208020



Chapter 1 Charity Ltd

Charity No. 293232
Company No. 1937003.
Registered Provider of Social Housing
H3658

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Empty Property?

Unlock the potential...

**Torbay Empty
Properties Programme**

What is the Torbay Empty Properties Programme?

Chapter 1 has received grant funding from the Homes and Communities Agency to bring properties that have been empty for two years or more back into use, thereby providing homes for local families in Torbay.

The scheme will help to ease homelessness in areas where the demand for housing outstrips supply, by providing affordable accommodation for people with housing needs.

It will reduce the impact of empty properties on communities and assist property owners who cannot finance the refurbishment works required.

If your empty property is suitable for the scheme, we will agree a minimum five year lease term with you. We will then refurbish the property to 'Decent Homes Standard' at no or minimal cost to yourself. We will then let the property to local families with housing needs. The cost of the work is recovered over the five year lease period through the rental income.

At the end of the lease, the property is either passed back to you or can remain on our Private Sector Leasing Scheme, where a rental income is paid to you.

Who is involved?

The Torbay Empty Properties Programme is a partnership between **Chapter 1** (a housing association), **Torbay Council**, and the regional charity, **Shekinah**.

How can the programme help me?

- It will refurbish and bring your empty home back into use with no or minimal up-front investment from you
- It will provide a guaranteed rental income from the property (after initial investment is paid back)
- It will ensure the property is safe, secure and fit for purpose
- It will ensure the property is maintained, kept in good repair, and will provide you with a professional management service
- It will improve the local neighbourhood and the environment, reduce crime, vandalism and fly tipping
- It will remove your responsibility for payment of council tax and building insurance for the lease period
- It will reduce the risk of enforcement action being taken against you as a result of significant disrepair

If I am interested, what should I do next?

Firstly, contact the Torbay Council Empty Properties Hotline, using the number printed on the back of this leaflet.

They will discuss your proposals with you and will send you an information pack and an enquiry form. The enquiry form will enable you to provide further information to assist the Empty Homes Team with assessing your proposal and referring you to the scheme.

Torbay Council will then refer the property to the scheme manager at Chapter 1 who will then arrange to meet you at the property to carry out an initial assessment.

If the property is considered suitable and you are happy to proceed, we will advise you of the next steps and endeavour to assist you as quickly as possible.

Who can apply to the Torbay Empty Properties Programme?

Anyone who owns a property that has been empty for two years or more, although in certain circumstances properties that have been empty for at least six months will be considered. Please contact us for further information.



Unlock the potential...

Torbay Empty Properties Programme