

Empty Homes Lease And Repair Scheme



At Southwark Habitat for Humanity we are already working with a number of home owners either directly, or in partnership with Local Authority Offices, bringing life back to empty and derelict homes.

We would be happy to explore the option of agreeing a lease with you and using whatever funding options are applicable (including our own charitable funds) to refurbish your home to a decent habitable standard.

The cost of refurbishment is minimised by using volunteers and/or trainees on site.

Once the home is refurbished, the property will be let out to a tenant in housing need. The rental income for the first 4 – 7 years (depending on the extent of refurbishment costs) will be used to offset any funds put into the project by Southwark Habitat for Humanity. Once the repair cost is fully repaid, the owner will receive the property back in good order.

To find out more, give us a call on 0207 732 0066 or email gareth.hepworth@shfh.org.uk

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Southwark Habitat for Humanity is an independent registered charity no 1053213 and is constituted as a company limited by guarantee number 3155218. Legal responsibility for the management and stewardship of the charity is vested in the Board of Trustees. Southwark Habitat for Humanity is affiliated to Habitat for Humanity Great Britain via a memorandum of understanding and enjoys the programme, publicity and fundraising support that this offers

Do you have an empty home that needs to be brought back to life?





How it works

The principle of the scheme is as follows:

- Southwark Habitat for Humanity (SHfH) are contacted by property owner regarding the scheme.
- SHfH carry out detailed survey of property in order to establish suitability for scheme, estimate of costs and works required.
- If both owner and SHfH are in agreement, legal contracts and documents are drawn up, agreed and signed.
- SHfH take out a lease over the property for between 4 and 7 years. (This period is dependent on the cost of repairs and can only be assessed following a detailed survey)
- Using grants and own funds, SHfH repair the property to a level that is fit for habitation based on South East London Housing Partnership guidelines.
- The cost of these repairs will be secured by a charge with the land registry.

- Once works are completed SHfH let the property to tenants in housing need and the debt will be repaid using income from rental. Annual statements will be provided detailing debts outstanding or income due.
- At the end of the lease period and once all debts are repaid the property will revert to the owner in a rentable condition and responsibility for the property returns to the owner.
- We take care of all aspects of the lease including insurances but buildings insurance is normally the responsibility of the owner.



Homeowner Benefits:

- No large capital investment needed
- Reputable charity managing works
- Property management included
- Property returned in good condition at end of lease

Community Benefits:

- Opportunity for community to contribute to project
- Increased availability of housing resources
- Derelict/dilapidated property turned back into a home
- Stable, decent accommodation for people in housing need