

Housing News

The e-magazine for Landlords



Hello and welcome to the sixth issue of Housing News brought to you by The Somerset West Landlord and Tenant Services (SWeLT).

The SWeLT Scheme brings together services to assist Private Sector Landlords, Tenants and Owners across Sedgemoor, Taunton Deane and West Somerset. Our 'new look' format aims to provide you with regular up to date news and information.

If you would like to speak to one of our teams, please feel free to contact us on **0300 303 7794** or email us on SWELT@sedgemoor.gov.uk. Calls to our 0300 numbers will cost 3 pence per minute, plus your telephone provider's access charge, which varies from provider to provider. Please check with your service provider to confirm their charge.

Landlords Expo

Sedgemoor, Taunton Deane and West Somerset Councils held the Landlords Expo at Junction 24 on the 19th September. Landlords who attended the event found a wealth of information on a range of housing related subjects.

The Expo was a great success and featured 19 exhibitors providing advice and material on grants and low cost loans available, health and safety requirements, accountancy, lodging scheme, management and not for profit letting agencies. Talks included legal and accountancy advice, low cost property improvement loans, the new licencing law on HMOs and keeping a property free from mould and damp.

There was a very good buzz to the whole event and feedback from people that came along included
'Lots of useful information available'
'Good venue and facilities'
'Great opportunity to network'
'Great cake'!

To help us plan our next event, we would really like to hear from you about what services, organisations and talks you would find useful. Please contact the Private Sector Housing Team with your suggestions and ideas.

Telephone: 0300 303 7800

Email: privatesector.housing@sedgemoor.gov.uk

Somerset Community Credit Union



The Credit Union is a membership scheme (a small fee is payable). Somerset Community Credit Union is owned entirely by the members and is open to anyone who lives or works in the Somerset County Council or North Somerset Council areas. We use the money invested by our savers to make loans to other members who pay it back with interest. At the end of the year, the profits are divided up between the saving members. For the past few years we have paid 1.5% dividend – better than the high street banks.

For landlords, this can be a handy way of putting aside money for taxes and repairs. For tenants it can help with saving up for a deposit and then later building up an emergency fund. Once you are an established member (regular saver for three months) you can apply for a small loan. Larger loans are available for reliable borrowers.

You can find out more information or join on our [website](#). Your savings are protected by the FSCS, just like a bank, and we are regulated by FCA and PRA, reg no 213560.

Somerset Care and Repair



Somerset Care and repair is a not-for-profit social enterprise that offers a range of goods and services to help elderly, disabled, vulnerable or disadvantaged people. SC&R offers services such as installing level access bathing solutions and stair lifts through to providing a vetted handy persons service called total home 100.

We also work closely with local councils to renovate empty properties and bring them back into use for those in greatest need on the housing register. We may be able to help source funding or low cost loans to help you and provide free advice and guidance on the potential costs, and paybacks, of bringing your property back to a decent living standard. So if you have, or know of an empty property and would like to see brought back into use please get in touch to find out more information:

Telephone: 01749 345379

[Email: office@somersetcareandrepair.co.uk](mailto:office@somersetcareandrepair.co.uk)

Councils and Wessex Resolutions supporting empty property owners

It's National Empty Homes Week 2018 this week (15th to 21st October). It is a chance to raise awareness, celebrate progress and consider what more needs to be done to bring empty properties back into use to help meet housing needs.

In October 2017, the number of long-term empty homes recorded by English local authorities was 205,293. Not only are empty properties typically unsightly as their condition deteriorates over time, they also bring down the value of neighbouring properties and reduce the availability of local housing. Sedgemoor, Taunton Deane and West Somerset Councils are working with empty property owners to assist them to bring their properties back into use.

The council work in partnership with not-for-profit lender Wessex Resolutions CIC to provide finance for home repairs. This enables an owner to then either rent their newly renovated property or put it on the market or move back into it themselves. By bringing an empty property back into use, the local community benefits through the addition of new housing and a pleasant place to live.

Through providing loans, the council are ensuring that funds for homeowners are sustainable which means that every repayment goes back into the council pot to lend to homeowners in the future.

Siblings, Chris & Julie took a loan from Wessex Resolutions CIC to bring their empty property back into use:

Having inherited a property in the South West which was uninhabitable, Chris and his sister Julie were not having any luck selling it. They were facing the burden of a long-term empty property. Wessex Resolutions CIC provided a capital repayment loan to enable Chris and Julie to realise the value of their asset and bring an empty property back into use

Click here more details [Wessex Resolutions Empty Property Loans](#)



For more information, call Wessex Resolutions direct on 01823 461099, visit www.wrcic.org.uk or email enquiries@wrcic.org.uk.

Loans have a fixed interest rate and typical 4.2% APR and are subject to status. Missing future payments could affect your credit rating and ability to obtain credit in the future. Wessex Resolutions CIC may insist on loans being protected at the Land Registry by a Title Restriction.

Wessex Resolutions C.I.C.: a community interest company limited by guarantee, registered in England, company number 4512225. Registered address: Heatherton Park Studios, Bradford on Tone, Taunton TA4 1EU.

'Wessex Loans' and 'Wessex Home Improvement Loans' are trading names used by this company. Wessex Resolutions C.I.C is authorised and regulated by the Financial Conduct Authority (675263) for credit and debt-related regulated activities.

