

# Keep your home at no running cost

Help pay for your care



**Many people who use care and support services will pay for the costs, in particular, if they own their property. If you and your family find yourself in this situation you may have to sell your home to pay the care fees.**

### **What are the alternatives?**

We may be able to help you to keep your empty home while earning money towards your care costs through Help2Let. Letting yours or a family member's home and using all or part of the rental income towards funding the cost of care can help if you don't want to sell or if a quick sale makes it difficult to achieve the full value.



## What support do we offer?

### Financial Assistance

We offer grant assistance to help pay towards home improvements needed to bring your empty home up to a good standard for letting\*.

- ✓ Receive up to £10,000 grant assistance to improve your property
- ✓ Free basic survey of your property and a report of necessary repairs
- ✓ Support and assistance throughout the entire process

### Types of work eligible for the grant:

- ✓ Damaged roofs
- ✓ Kitchen and bathroom replacements
- ✓ Rotten windows or doors
- ✓ Faulty wiring
- ✓ Broken boiler

### Our Leasing Service

We offer guaranteed lease payments and a professional management service offered by our Help2Let agency.

- ✓ Free property management
- ✓ Guaranteed rent payment even if your home is empty
- ✓ Rent paid into your bank account three months in advance
- ✓ Regular home inspections

### What is Help2Let?

Help2Let is Harrow Council's lettings agency, managing more than 300 properties in Harrow and the South East.

## Keeping your home safe

If your home is left empty for a long period of time it is at risk:

- ✗ Break in/vandalism
- ✗ Maintenance and gardening costs
- ✗ Loss in value to yours and neighbouring homes
- ✗ Ongoing utility bills and water rates
- ✗ High insurance premiums.

## Financial Advice

If you would like financial advice you should speak to an independent financial advisor who specialise in care funding advice; they are regulated by the Financial Conduct Authority. To find out more

📞 [www.fca.org.uk](http://www.fca.org.uk)

☎ **020 7066 1000**

## For more information

If you'd like more information about how we can help to make your home pay towards your care costs:

✉ [empty.homes@harrow.gov.uk](mailto:empty.homes@harrow.gov.uk)

📞 [www.help2let.co.uk](http://www.help2let.co.uk)

☎ **020 8424 1096 or 020 8424 1953**

\*Please note all grants are subject to available funding and are not guaranteed until you receive a formal application approval notice. You are also required to enter into a lease for an agreed period of time.