

## **Contractors Offering Discounts To Owners of Long Term Empty Properties**

Please note that in addition to these discounts there are some VAT discounts for work done on empty properties. If a single house dwelling has been empty for at least 2 years immediately before works starts, your builder can charge a reduced VAT rate of 5% on the cost of building work. Certain costs are standard rated (e.g. carpets, fitted furniture, professional services).

A developer or house owner can claim back all of the VAT charged in the renovation of a building that has been empty for 10 years. A developer will have to register for VAT and sell the house to claim. This relief is not applicable where a property is let, other than on a lease exceeding 21 years.

If a single house dwelling has been empty for 10 years and the owner wishes to retain the property and not sell it, they can make a claim under the DIY Builders Refund Scheme. The VAT charged on raw materials for refurbishment can be reclaimed from HM Revenue and Customs.

If a builder is used, they are able to charge VAT of 5% on the costs of refurbishment work and the owner can reclaim all VAT on raw materials purchased by himself/herself and handed to the builder for use on the refurbishment.

A letter will be needed from an Empty Property Officer or some other form of proof will be required to confirm the length of time the property has been empty. For more information contact HM Revenue and Customs National Advice Centre on 0845 010 9000.

### **Important Note – read before using this list**

**Below are contact details and some details from the contractors as to what their business has to offer. These are companies who have replied when asked that they would like to offer a discount to long-term empty property owners.**

**This is a list of contractors offering discounts to be used for information purposes only. They have not been vetted in any way. It is not a comprehensive list. Bristol City Council does *not* endorse or recommend these companies in any way. All dealings with these contractors are a private matter between the contractor and the person purchasing their services.**

### **1<sup>ST</sup> Call Bristol Plastering**

141 Whittock road, Stockwood, Bristol, BS14 8DG

Tel: 01275 892874 or 0791 9685051

Email – [BRISTOLPLASTERING@blueyonder.co.uk](mailto:BRISTOLPLASTERING@blueyonder.co.uk)

Web – [www.bristolplastering.co.uk](http://www.bristolplastering.co.uk)

A sole trader in the Plastering/Screeding/General Building trade. After a free quotation if a client wishes to use my services then a discount of 25% will be given.

### **A1 Cavity & Loft Insulation Ltd**

Specialists in property clearance - external wall repair and damp rectifying - roof replacement - window replacement - insulation & heating - internal refurbishment - plumbing and electrical services and decoration on completion of the repair work for the empty properties

Discounts on services and products relating to refurbishment of existing properties offering a free survey from clearance to refurbishment to completion. Our quotations are itemised from start to finish then the discounts will be applied.

### **Alexander & Thomas – [hugh@alexanderthomas.co.uk](mailto:hugh@alexanderthomas.co.uk)**

We are highly supportive of initiatives to fulfil the potential of under used or disused buildings and have some experience in this area.

### **Allmead Commercial Recycling**

Tel: 0844 8156115 or 07500 949527 Fax: 0117 9721565

Free of charge recycling and waste management training for those that use our services.

### **A-pro-TECT-decoration**

97 Clay Bottom, Whitehall, Bristol, BS5 7HB

Tel: 0117 9511606

Painting and decorating – Willing to offer £80 per day for work.

### **AR Chambers Carpentry & Building Services**

Tel: 0117 9609570 Mob: 07745 840 653

Various services including carpentry, general building, plastering (both internal and external rendering) and brickwork. We work on both new and restorations works and have many years experience in all these fields. I also have contacts in home security and fitting of fire alarms

### **Aspire Community Enterprise Ltd**

Tel & Fax: 0117 9540861

[www.aspire-bristol.co.uk](http://www.aspire-bristol.co.uk)

15% discount on labour charges for our painting and decorating, gardening and window cleaning services. Materials would be charged at cost.

### **Astra Communications**

189 Whitehall road, Bristol, BS9 5BJ

Tel: 0117 9522636 Fax: 0117 9523199

[info@astracomms.co.uk](mailto:info@astracomms.co.uk)

We are suppliers and installers of alarm and CCTV equipment, we will be happy to offer a 20% discount under the scheme.

### **Aztech Floors and Walls Ltd**

8 St Martins Business Park, Moorend Farm Avenue, Avonmouth, Bristol, BS11 0RS

Office Tel: 0117 9824411 Fax: 0117 9823388 [www.aztechfloorsandwalls.com](http://www.aztechfloorsandwalls.com)

Discount – Retail price less 20%

**Bowland Stone**

Crews Hole Road, St George, Bristol, BS5 9SP

10% Discount of all Bowland Stone produced products on orders over a value of 100

Tel: 0117 9557530

**Bryson Scaffolding Ltd**

Mr Ian Bryson – Tel: 0117 3005555

**Bristol Builders Supplies Ltd**

Tel: 0117 935 1300 Fax: 0117 9351289

[sales@bbsplumb.co.uk](mailto:sales@bbsplumb.co.uk)

If they mention their purchase is in conjunction with the empty property initiative we will offer an over rider in addition to our normal terms of 2.5% on all products except central heating boilers.

**The Building Consultancy Ltd**

2 Queen Street, Bristol, BS2 0JB

Tel: 0117 925 2250 Fax: 0117 925 2251

[info@thebuildingconsultancy.com](mailto:info@thebuildingconsultancy.com)

[www.thebuildingconsultancy.com](http://www.thebuildingconsultancy.com)

A discount on services / products to owners of empty properties of up to 15% assessed on a case-by-case basis.

**Casley Rudland – Consulting Structural Engineers**

14 Whiteladies Road, Clifton, Bristol, BS8 1PD

Tel: 0117 9732727 Fax: 0117 9734447

[dcasley@casleyrudland.co.uk](mailto:dcasley@casleyrudland.co.uk)

[www.casleyrudland.co.uk](http://www.casleyrudland.co.uk)

10% discount on fees.

**Cleverly Contractors**

[cleverlycontractors@live.co.uk](mailto:cleverlycontractors@live.co.uk)

[www.cleverleycontractorsltd.vpweb.co.uk](http://www.cleverleycontractorsltd.vpweb.co.uk)

10% on materials and labour

**Creative Glass**

Guild Stained Glass and Repair. Listed Buildings and Period Glazing

16 Whitehouse Street, Bedminster, Bristol, BS3 4AY

Tel: 0117 9634955

[studio@creativeglassguild.co.uk](mailto:studio@creativeglassguild.co.uk)

[www.creativeglassguild.co.uk](http://www.creativeglassguild.co.uk)

10% off stained glass repair, restoration, period glazing and new stained glass commissioned works

**Darams Ltd**

Tel: 0117 9615391 Mob: 07788595297

[www.daramsltd.com](http://www.daramsltd.com)

[enquiries@daramsltd.com](mailto:enquiries@daramsltd.com)

We would be happy to offer discounts on these jobs but would consider each one individually and discounts would relate to this. (I.e size of job, type of work required etc)

**Dave Wagstaff**

Tel: 0117 9391933 Mob: 07748818674

[Dave.wagstaff@blueyonder.co.uk](mailto:Dave.wagstaff@blueyonder.co.uk)

20 % discount on labour on work in unoccupied domestic property.

**Denman's Bristol Central**

Unit D Berkley Court, Lawrence Hill, Bristol, BS5 0BX

[bristolcentral@denmans.co.uk](mailto:bristolcentral@denmans.co.uk)

Tel: 0117 9559959 Fax: 0117 9351095

The supply of electrical products to owners of empty homes. Discounts will vary from item to item so it is very hard for to offer a uniform discount across the board. If any persons wish to make any purchase please provide a code of 1206001 or my name (Matt Coombs), this will ensure the correct costs are charged.

**Destination 5 Ltd**

17 Bourne Close, Kingswood, Bristol, BS15 8AY

Tel: 0117 305476 Mob: 07523910030

[Edward.hayden@destination5.com](mailto:Edward.hayden@destination5.com)

[www.destination5.com](http://www.destination5.com)

Discount – 10%

**Dittrich Hudson Architects Ltd**

3 Warwick Road, Bristol, BS6 6HE

Tel: 0117 9730682

[mail@dittrich-hudson.co.uk](mailto:mail@dittrich-hudson.co.uk)

[www.dittrich-hudson.co.uk](http://www.dittrich-hudson.co.uk)

Any architectural input please contact me. We did a few projects on Stokes Croft including the competition at 'Turbo Island') and are very aware of the situation.

**DRH Plumbing and Heating Ltd**

Tel: 07921 858277

[Drhplumbing@blueyonder.co.uk](mailto:Drhplumbing@blueyonder.co.uk)

[www.drhplumbing.co.uk](http://www.drhplumbing.co.uk)

A full plumbing and heating service and property maintenance. Gas Safe registered, we can update and install bathrooms, kitchens and heating. 10% discount to empty property owner.

**Emmdee Electrical Services Ltd**

The Malt House, Durnford St, Ashton Gate, Bristol, BS3 2AW

20% discount.

**English County Contracts Limited**

Winchester Court, Winchester Road, Brislington, Bristol, BS4 3NF

Tel: 0117 9774808

[richardsenglishccltd@btconnect.com](mailto:richardsenglishccltd@btconnect.com)

2.5% on supply and fit costs

**First Alert (Double Glazing) Ltd**

Tel: 0117 9710080 Fax: 0117 9720080

[sean@1stalertwindows.com](mailto:sean@1stalertwindows.com)

Same discount as BCC

**Geoff Clark**

Tel: 07973 458091

[geoffdabuilder@yahoo.com](mailto:geoffdabuilder@yahoo.com)

### **Get it Layed Flooring and Property Solutions**

39 Credenon Crescent, Knowle, Bristol, BS4 1DU

Tel: 07876201073

[getitlayed@googlemail.com](mailto:getitlayed@googlemail.com)

[www.getitlayed.com](http://www.getitlayed.com)

30% discount rate on all materials supplied

### **G F Watt & Son**

Daytime Tel: 07766494480 Evening:01278 795733

Unlike a lot of small builders I keep daily computer records of all invoices and labour which can be seen by my clients if required so as to prove where their money has gone. I also pride myself on my estimating and keep to it.

### **Glevum Heating**

Unit's 6 B&C Tuffley Park, Gloucester, GL2 5DE

Tel: 01452 387066 Mob: 07768 864521

[lee@glevumheating.co.uk](mailto:lee@glevumheating.co.uk)

10% discount on the general rate we charge to residential customers

### **G Nash & Son**

27 Clevedon Road, Failand, Bristol, BS8 3UG

Office: 01275 392398 Ian: 07810 564297 Geoff: 07799 434241

[enquiries@gnashandson.com](mailto:enquiries@gnashandson.com)

[www.gnashandson.com](http://www.gnashandson.com)

Very competitive rates to all our customers and also practical solutions to suit individual budgets. We offer a wide variety of services from basic to luxury standards and everywhere in-between.

### **Golesworthy Floors, Walls and Acoustics**

Tel: 0117 9792520

[info@gflooring.com](mailto:info@gflooring.com)

Approximately 10-20% (depending on product, size, location etc can be more accurate with more information on how it will work.)

### **Grounds4Change**

Dovercourt Depot, Dovercourt Road, Horfield, Bristol, BS7 9SH

Tel: 0117 9693815

[becky@grounds4change.co.uk](mailto:becky@grounds4change.co.uk)

We can carry out a range of clearance, grounds maintenance and hard and soft landscaping activities. We could offer a 10% discount on all our services to owners of empty properties

### **J E Gibbings & Sons Limited (Specialist Roofing Contractor)**

Sturden Court, Bristol Road, Hambrook, Bristol, BS16 1SE

Tel: 01454 776622 Fax: 01454 774666

[James.gibbings1@btconnect.com](mailto:James.gibbings1@btconnect.com)

### **Jeff Way Electrical Services Ltd**

108 St John's Lane, Bedminster, Bristol, BS3 5AJ

Tel: 0117 9090517 Mob: 07967 320964 Fax: 0117 0900518

[Neil.way@jeffway.co.uk](mailto:Neil.way@jeffway.co.uk)

[www.jeffway.co.uk](http://www.jeffway.co.uk)

Medium to large electrical jobs.

### **John Dean Building Contractors Ltd**

Unit 19 Douglas Road Industrial Park, Douglas road, Kingswood, Bristol, BS15 8PD  
Tel:0117 9611163 Fax: 0117 9476921

[sales@johndeanbuilding.co.uk](mailto:sales@johndeanbuilding.co.uk)

[www.johndeanbuilding.co.uk](http://www.johndeanbuilding.co.uk)

We would be pleased to offer discounts based on value of works generally, up to £10K -5%, 10-20K - 6%, over 20K - 7.5%

### **J P Roofing**

11 Coulsons Road, Whitchurch, Bristol, BS14 0NJ

Tel: 01275 837553 / 01275 837033 Mob: 07852907033

Contact: Jon Ville

Discount – depending on works to be carried out

### **J P Services (SW) Limited**

Unit 7, Kenn Court Business Park, Roman Farm Road, Hengrove, Bristol, BS4 1UL

Tel: 0117 9642640 Fax: 0117 9642639

Discount – 10%

### **KD Decorators**

6 Sylvan Way, Sea Mills, Bristol, BS9 2LF

Tel:0117 9687458 Mob: 07919152801 Fax:0117 9687458

[Dunn122@btinternet.com](mailto:Dunn122@btinternet.com)

Discount – 35%

### **Laidlaw Solutions Limited**

Tel: 0117 3003981 Mob: 07969138390 Fax: 08701 973660

We do not produce a RRP list, which we offer a discount off of, we mainly price on a job-by-job basis dependant upon the product required.

### **Lowrey Contractors Ltd**

Ashton Vale Trading Estate, Bristol, BS3 2TW

Tel:0117 9637111 Fax:0117 9786099

[enquiries@lowrey-contractors.co.uk](mailto:enquiries@lowrey-contractors.co.uk)

[www.lowrey-contractors.co.uk](http://www.lowrey-contractors.co.uk)

Any clients that approach us quoting the empty properties initiative will receive 5% to 15% (depending on size and value of works) reduction on our standardised rates.

### **M A C H Acoustics**

81-83 Stokes Croft, Bristol, BS1 3<sup>RD</sup>

Tel: 0117 9441388 Fax: 0117 9441388 Mob: 07972 705133

[Stefan@machacoustics.com](mailto:Stefan@machacoustics.com)

[www.machacoustics.com](http://www.machacoustics.com)

We are acoustic consultants and offer advice and testing to comply with part E of the building regulations (Sound Insulation). We would be happy to offer a 20% reduction in our fees.

### **Matthew Deering Architects Ltd**

4 Bruton Place, Clifton, Bristol, BS8 1JN

Tel: 0117 9733776 Fax: 0117 3733782

[matthewdeering@f2s.com](mailto:matthewdeering@f2s.com)

[www.mwdarchitect.co.uk](http://www.mwdarchitect.co.uk)

Discount – 10% of normal fees

**McCreadies**

Tel:0117 9745666

[www.mccreadies.co.uk](http://www.mccreadies.co.uk)

Chartered Quantity Surveyors and Cost Consultants. We have been trading in Bristol for 10 years (although I have worked in Bristol for over 30 years as a professional). I would be happy to be involved in a voluntary capacity on a consultative basis

**Neil Ford**

Tel:0117 9421716

[neil@priceglassbristol.co.uk](mailto:neil@priceglassbristol.co.uk)

We can offer a complete package from replacement glass and windows

**Paul Claridge**

Claridge Building, 167 Bishop Road, Bishopston, Bristol, BS7 8NA

Tel: 0117 9095442 Mob: 07973349970

**Paul O'Brien Roofing and Building**

Tel:01275 856968

[paul@paulobrienroofing.co.uk](mailto:paul@paulobrienroofing.co.uk)

Discount – 10%

**Portishead Engineering & Construction Ltd**

Concrete Technology International

Dudbridge Engineering Limited

Avon Gorge Industrial Estate, Portview Road, Avonmouth, Bristol, BS11 9LQ

Tel:0117 9820201 Fax:0117 9820202

Discount – 5-10 %

**The Residential Consultancy**

10 Holmwood Gardens, Westbury-on-Trym, Bristol, BS9 3EB

Tel:0117 9505683 Fax:0117 9591020

[Andrew@rescon.co.uk](mailto:Andrew@rescon.co.uk)

[www.rescon.co.uk](http://www.rescon.co.uk)

Willing to offer an appropriate discount dependant upon what we are being asked to provide. As chartered surveyors we are able to comment regarding the condition of the property, types of repair required, urgency of repair and best approach to undertake any necessary works. We are also valuation surveyors and as such can provide valuations as required for various situations/requirements.

**RH Electrical Services**

15 Kencot Walk, Bristol, BS13 9DU

Tel: 0117 9642812 Mob: 07792402956

[www.rhelctrics.com](http://www.rhelctrics.com)

RH Electrical Services are a small family owned and ran Electrical contractors based in Bristol. We specialize in the domestic sector carrying out anything from a full rewire to a simple light or socket addition. We understand that safety in your home is a priority so any work we carry out will be fully tested, certificated and guaranteed. Trust us to produce a high quality safe installation first time, every time. We can currently offer discounts of up to 25% on all electrical works carried out.

**RM Stephens & Co Ltd**

116-118 West Street, Bedminster, Bristol, BS3 3LT

Tel:0117 9663949

Discount depending on value of work

**ROK**

Tel: 0117 9415710 Mob: 07795 287094 Fax:0117 9415733

Would depend on time of year and work type e.g. around Christmas time we could discount up to circa 25%, but in the summer it would probably be around 5%.

**Southpoint**

45 The Dell, Westbury-on-Trym, Bristol, BS9 3UF

Tel:0845 6446639 Fax:0870 2887676

[www.southpoint.co.uk](http://www.southpoint.co.uk)

An initial visit free of charge to give strategic advice about planning permission, building regulations and other technical requirements that affect building work together with advice on how to proceed with getting the work done, whether by directly employing a builder or by appointing consultants if the scale or complexity of work warrants this

**Spectrum Services UK Limited**

The Old Garage, 11 Sandown Road, Brislington, Bristol, BS4 3PL

Tel:0117 9071644 Fax: 0117 9071646

[info@spectrumserviceslimited.co.uk](mailto:info@spectrumserviceslimited.co.uk)

We would be happy to negotiate a discount, dependent on the condition and the scale of the works that need to be carried out.

**Steve Devlin, Ken Nielson**

The Malt House, Durnford Street, Ashton, Bristol, BS3 2AW

Tel:0117 9664466

Discount 10%

**TRAC Structural Ltd**

23 Belvoir Road, St Andrews, Bristol, BS6 5DQ

Tel:0117 9240224 Mob: 07860 152449 Fax: 0117 9248574

[www.trac-structural.co.uk](http://www.trac-structural.co.uk)

Discounts are available, it is difficult to place a figure as it depends on the size of the contract and specifically which systems are to be used for the repairs in which we specialize - structural reinforcement, timber reinforcement, concrete repair, abseil access, cathodic protection etc.

**Wright Minimix Ltd and Bristol and Bath Concrete Ltd**

2 St Ivel Way, Warmley, Bristol, BS30 8TY

Discount offered would be 5% off our standard list price. Contact Jo Fewes and mention must be made of the initiative.

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**Advice on employing a Contractor****Find a Reliable Contractor:**

- Ask friends and family for recommendations
- Make sure the contractor understands exactly what you want done and quote for that work

- Always ask for 3 quotations if you can, but get at least 2. Give each builder a written copy of your project so each is quoting for the same works. Compare carefully and ensure each have included VAT. Remember the cheapest isn't necessarily the best!
- Do not be pressurised into any immediate decisions. Weigh up the situation before committing yourself. A good honest contractor should not want to pressure you into going ahead until you are ready.
- Most reputable contractors belong to a trade association. Ask for confirmation of this.
- House Insurance firms, banks and motoring organisations often run referral schemes for household emergencies – but check how they vet the trader.

### **Get a Written Contract:**

If you don't and things go wrong you will have no way of proving what work was agreed. A contract is an agreement between 2 or more parties that is enforceable by law. It should include:

- Details of all work to be done and materials to be used
- Price, including VAT and payment arrangements
- Cancellation rights, if any
- Start and finish dates if applicable
- Make it clear in writing that any extra work must be agreed by you in advanced.
- Make sure you understand and agree who is to be responsible for producing any specifications or drawings and if necessary for attaining any necessary permission. Whenever considering major work, which affects the structure or external appearance of your property, you must check with the council whether you need Planning Permission, Building Regulation Consent or Listed Building/ Conservation Area Consent.
- Check whether you will be building on to or altering a party wall. You need to get your neighbours consent and in some cases you need a Surveyor to draw up Party Wall Act documents.
- Don't sign until you read, understood and are satisfied with the contract. If in doubt, get advice
- Keep copies of all your documents together in one safe place
- **If you have a disagreement with your builder, try to sort it out, perhaps with a sensible friend to act as a mediator. If you cannot agree you can enforce the contract through an arbitrator or the courts. Trading standards operate a mediation service.**

### **Cancellations Rights:**

You have no automatic 'cooling off' period except in the following situations:

- You agree to buy goods or services that cost more than £35 at home following an uninvited visit by a trader.
- You sign a credit agreement away from business premises following face-to-face discussions with the trader.
- You make the agreement without face-to-face contact with the trader, for example by phone, post, Internet etc. Your 'cooling off' rights in this situation are complicated so check with Trading Standards if you are unsure.
- Your contract expressly states that you have a 'cooling off' period

### **Payment:**

- Don't pay more than about 10 –15% deposit in advance
- Only pay staged payments if you're happy with the work at each stage. Get a signed receipt each time.
- Don't pay the final bill until fully satisfied. Sign the invoice 'not examined' if you are unable to check the work for yourself.
- If you pay all or part of the bill by credit card or credit agreement arranged through the contractor, you may get added protection.

### **Guarantees:**

- A guarantee is worthless if the firm giving it disappears
- Insurance backed guarantees may cost a little more but still operate even if the firm ceases to trade. If your offered one of these check with the insurance company itself that you will be covered.

**BRISTOL TRADING STANDARDS CAN BE CONTACTED ON 0117 922 3604**