



Empty Property Strategy Update Oct 22

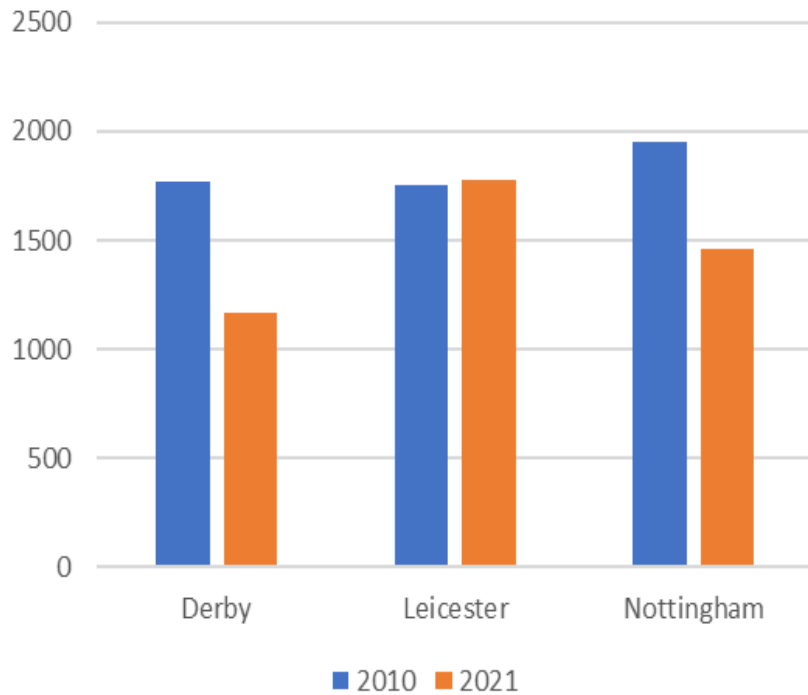
Sue Li

Empty Homes, Compulsory Purchase and Enforcement Manager

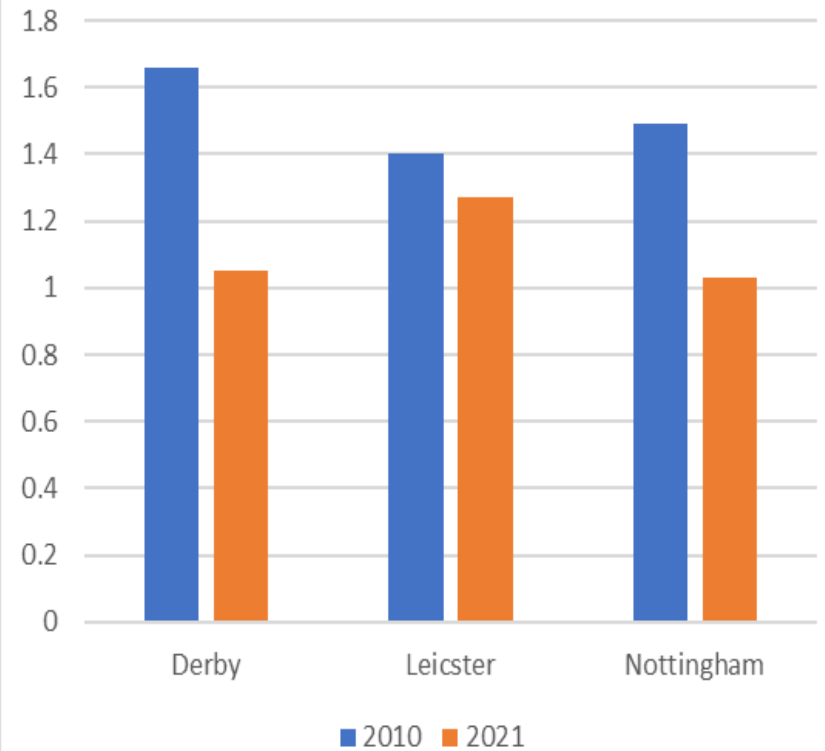


Context

Number of Long-Term Empty Homes



% of Total Housing Stock



Strategy

2021-2026 Strategy adopted September 2021

Bring empty homes into use

- Voluntary assistance
- Enforcement action

Increase affordable housing supply

- Purchasing empty homes
- Lease via housing provider

Tackle climate change

- Improve thermal efficiency



Current Operational Position

Staff cut by 1 fte = 25% of team, 1 on maternity leave

Strategy & targets based on previous composition

Capacity issues

Service Reviews Complete

Streamlined and standardised process and letters, incl. NHB

Reviewed enforcement prioritisation

Service Improvements Outstanding

Alternative assistance to Green Homes Grants

Offers from agents

Website and cost calculator

Planning for your future leaflet



Service Delivery

Current Caseload

1168 (DLUHC live tables) + 400 empty

Loans – 6 applications

Referrals on track

- affordable housing, leasing, homelessness prevention

Voluntary Process

3 stage contact letters

2 meeting requests – possible warrant to enter

Periodic monitoring of progress

Enforcement consideration

- compulsory purchase, enforced sale, empty dwelling management order



Enforcement

Work in Default and Enforced Sale

1 resolved, 1 underway, 1 preparation

Working across areas



Compulsory Purchase

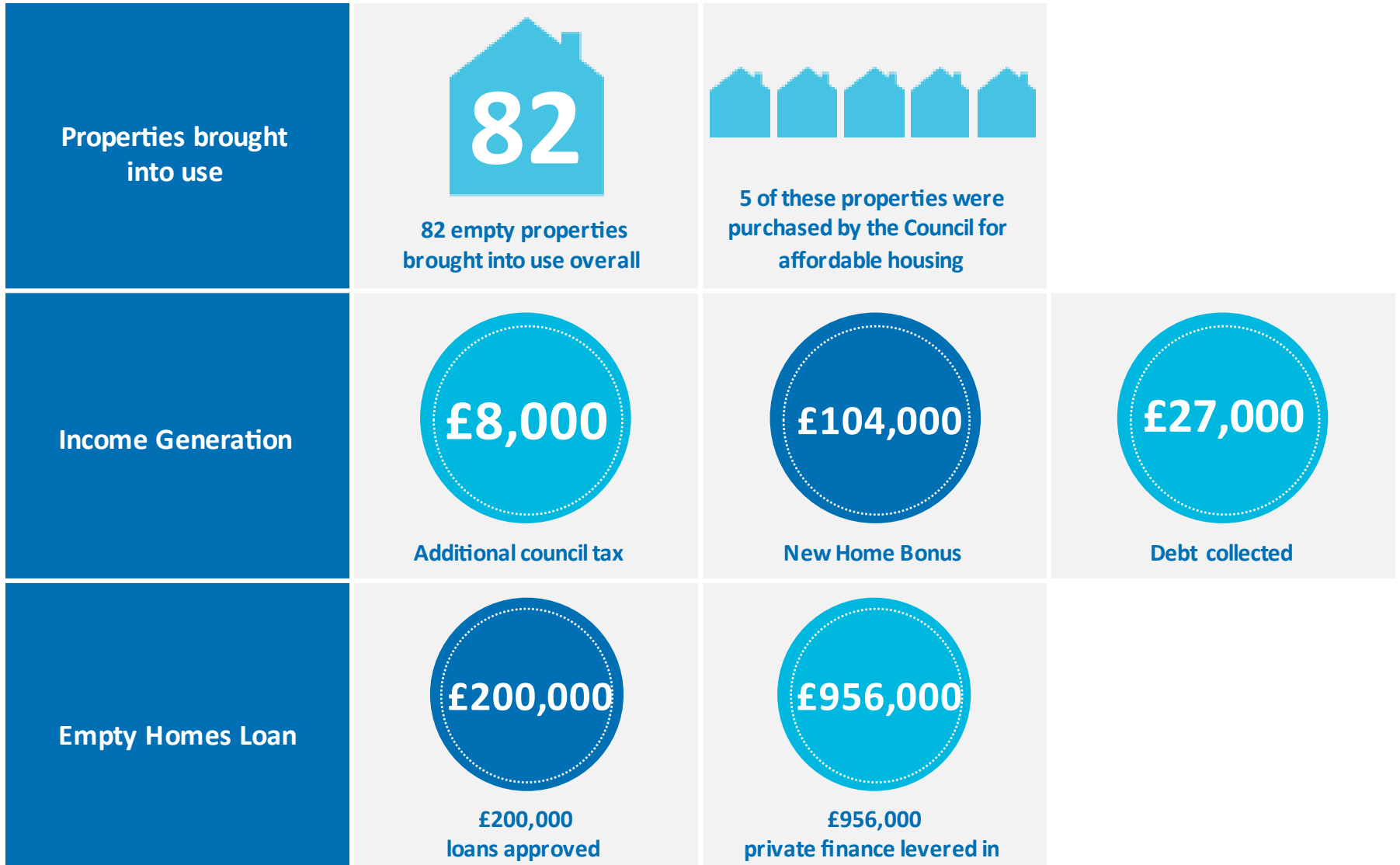
Tool of last resort – Bond, Womble, Dickinson report

Stages – 1 order, 0 confirmation & vesting, 7 compensation,

- 1 preparation
- 21 resolution
- 40 waiting list



Empty Homes Team



Bringing empty homes back into use; generating income for the Council

PROPERTIES BROUGHT INTO USE 2021/22

