



## Response to Request for Information

Reference      FOI 003154  
Date            23 January 2019

### *Empty Homes*

#### **Request:**

Number of empty properties bought back into occupation in 2017/18 through the following means:

- a) Compulsory Purchase Order (and typical costs and timescales to involved)?  
Five Compulsory Purchase Orders in 2017/2018 – Typical costs range from £0 (The prospect of the CPO compels the owner to act) to £6,000 if the matter progresses to Public Inquiry. Timescales 6 months – 2 years depending on how the owner reacts.
- b) Empty Dwelling Management Order (Housing Act 2004 s134 and any issues with Residential Property Tribunals)?  
No EDMO in 2017-2018.
- c) Enforced Sale (Law of Property Act 1925 s103)?  
No Enforced Sales in 2017-2018.
- d) Informal action (e.g. visits/telephone conversations and letters – how many?)  
2520 in 2017-2018 (1,595 letters - General Empty Properties; 362 Letters and or visits Probate Properties; 159 Visits to owner in care properties; 404 customer contacts/advice) approximately.
- e) Other means: please could you indicate what these are?  
£500 toward legal/ agents fees offered to owners of long term empty properties who sell their property or rent their property via the Council. Nine payments made; many conversations started.
- f) Cost of service and how funded?  
The Compulsory Purchase Element of the Empty Property Strategy is funded through a revolving Capital Fund that recycles the cost of acquisitions through the onward sale of the properties. Revenue costs for security, works in default, incentive scheme and back office costs etc. are covered by the General Fund. It is estimated that £43,500 was generated for the Council by either correcting or identifying additional Council Tax liability in 2017-2018. The Empty Property Strategy also contributes New Homes Bonus funding by ensuring that new build gains are either increased or consolidated by minimising the number of empty properties in the City.

- g) Staff costs/number of staff?  
1 Full Time and 1 Part Time (3.5 days) Total £57,000 (including on-costs)
- h) Total number of properties brought back into use?  
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