

Supplementary Committee Agenda



Housing Select Committee Tuesday, 10th November, 2015

Place: Committee Room 1, Civic Offices, High Street, Epping

Time: 5.30 pm

Committee Secretary: M Jenkins mjenkins@eppingforestdc.gov.uk
(01992 56 4607)

6. PRESENTATION ON THE CURRENT AND FUTURE APPROACH TO DEALING WITH PRIVATE EMPTY PROPERTIES (Pages 3 - 24)

To consider the attached presentation slides.

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Empty Property Update 2015

Some statistics

nationally	2008	2014	Overall reduction
All empty homes	783,119	610,123	172,996
Long term empty homes	326,954	205,821	121,133

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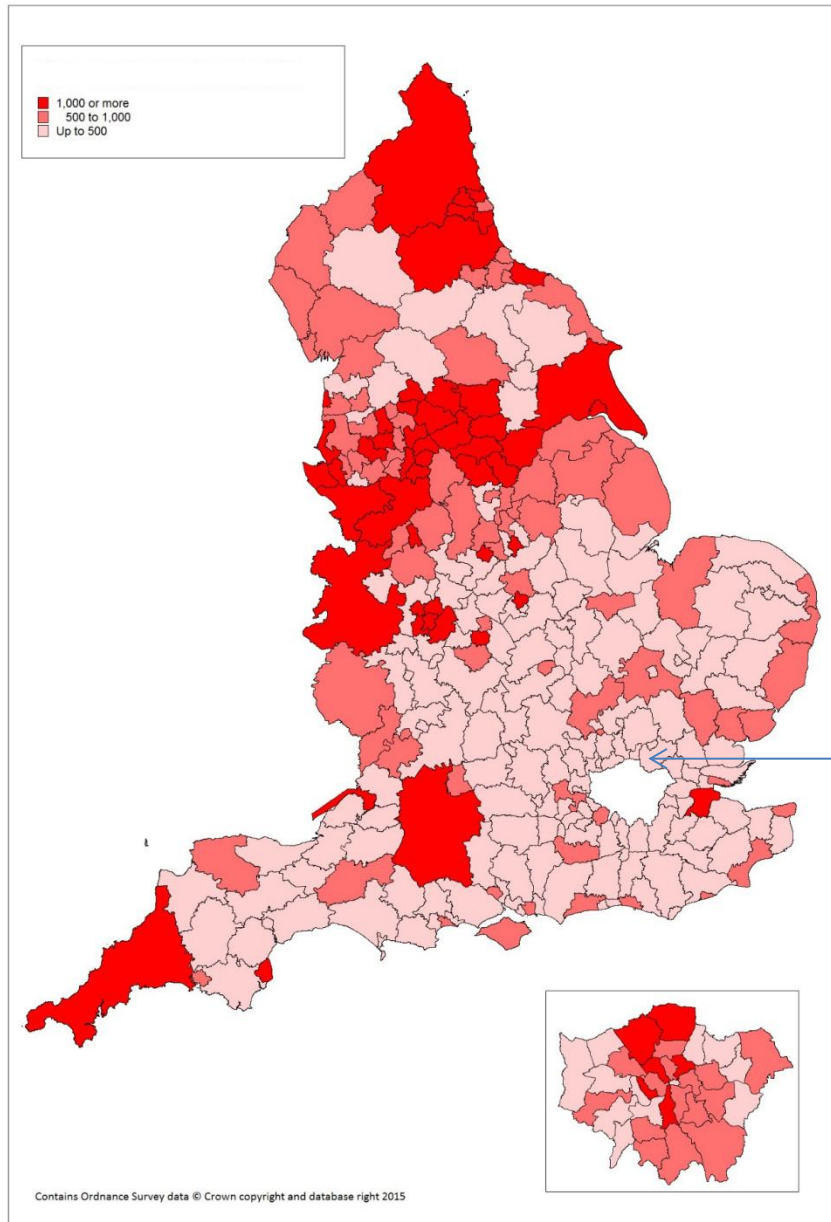
EFDC	2005	2008	2014	2015
All empty homes	1,837	1500	1391	Less than 1391
Long term empty homes	934	611	431	374

New Homes Bonus

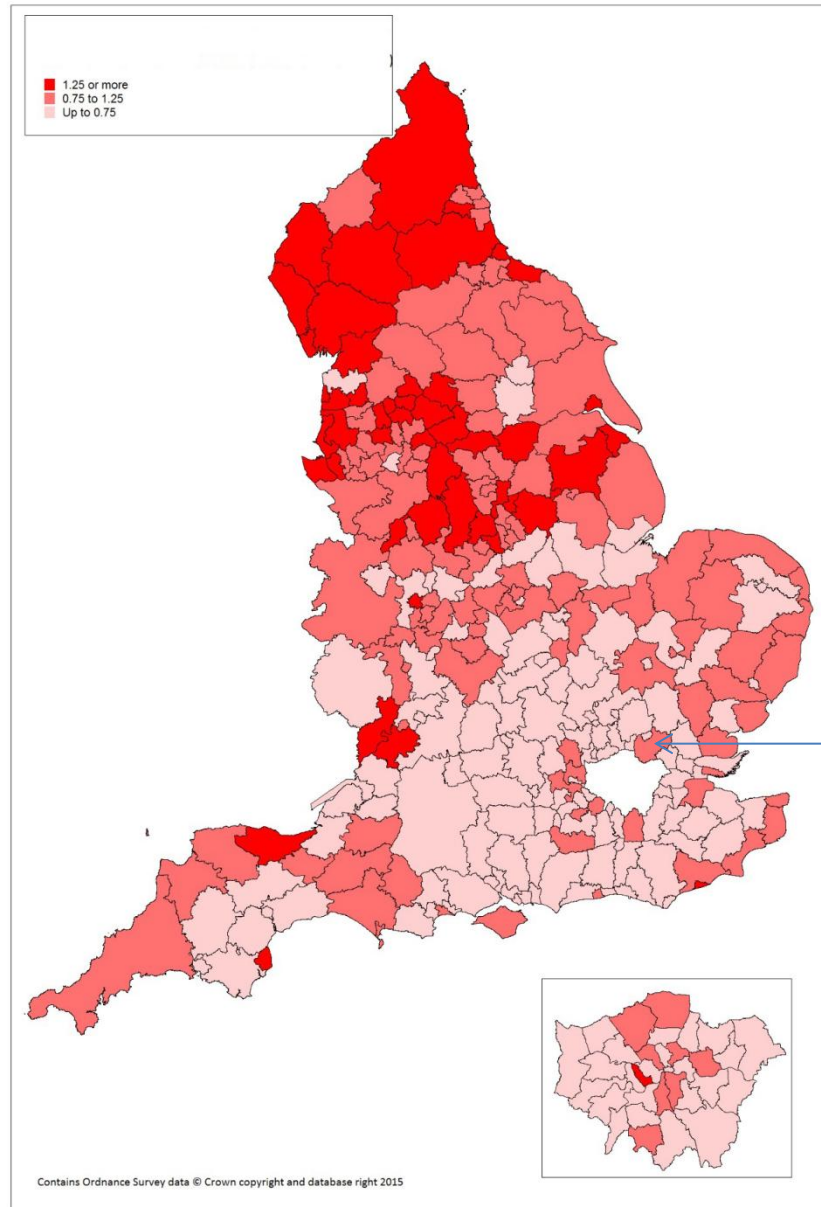
2014: £252,049 of which £36,000 due to reduction in empty homes

2015: £548,829 of which £57,946 due to reduction in empty homes

Number of long term empty homes by LA



% of homes long-term empty by LA



Epping Forest
 $431/55067 \times 100 = 0.78$

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North East: 1.34%
Midlands: 0.95%
East of Engl. 0.66%
South East: 0.64%
England: 0.88%

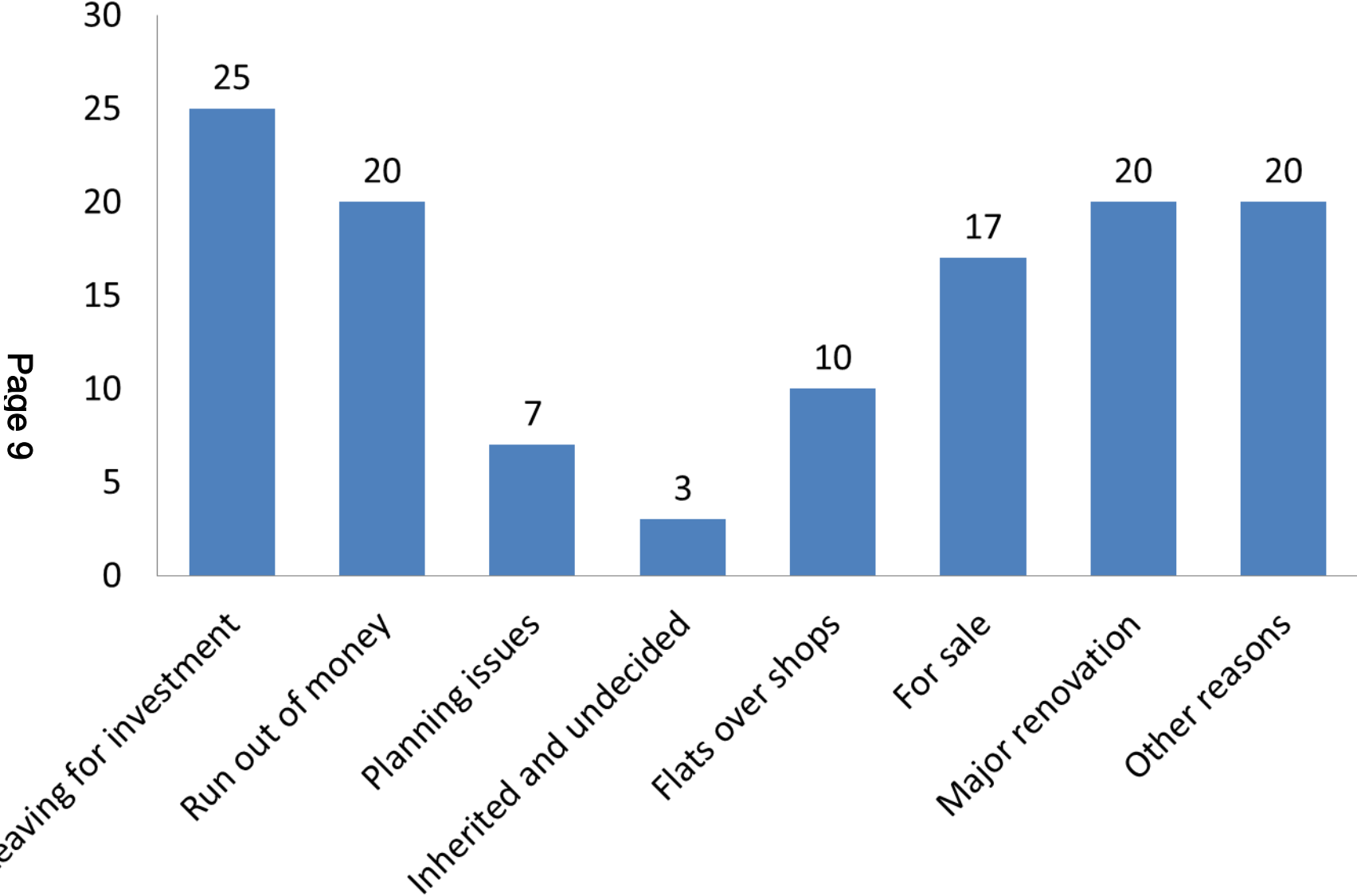
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LA	No. of dwellings	No. of LTE dwellings	% LTE of total dwellings
Basildon	74450	339	0.46
Braintree	63360	601	0.95
Brentwood	32520	119	0.37
Castlepoint	38020	258	0.68
Chelmsford	72180	412	0.57
Colchester	76940	518	0.67
Epping Forest	55130	431	0.78
Harlow	36370	125	0.34
Maldon	27490	247	0.90
Rochford	34810	174	0.50
Tendring	67610	626	0.93
Uttelsford	34310	246	0.72

Additional Empties

- Probate properties: 217
- Properties with owner in care home or carer moved out to look after someone else: 75
- Second Homes: 338 ... 363 for 2015

Properties subject to Empty Homes Premium













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In addition, over 2 years empty ...

- 19 Probate properties
- 20 Owner is in a care home or carer has moved out to look after someone
- 363 Second homes (guesstimate)



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EMPTY PROPERTY STRATEGY

Aim:

To bring empty properties back into use and tackle those that are long term or are problematic.

We propose

- To offer advice, information and financial incentives to owners of properties at least 6 months empty.
- To reduce the time limit for eligibility for the Empty Homes Repayable Assistance to 6 months (from 1 year) via the Private Sector Financial Assistance Policy
- To promote financial assistance.

- To risk-assess all properties at least 2 years empty against criteria based on length of time empty; whether problematic and its location
- To risk-assess probate properties more than 2 years empty
- To actively pursue those properties with the highest risk score using enforcement if appropriate

- To pursue all empties causing issues to local residents or the environment
- To seek member approval for Compulsory Purchase or Empty Dwelling Management Orders or other enforcement action incurring cost to the council.
- To consider the possibility of the Council purchasing empty properties as part of it's requirement to replace each home sold under the Right to Buy.

Any Questions?