

West Dunbartonshire Council

Empty Homes



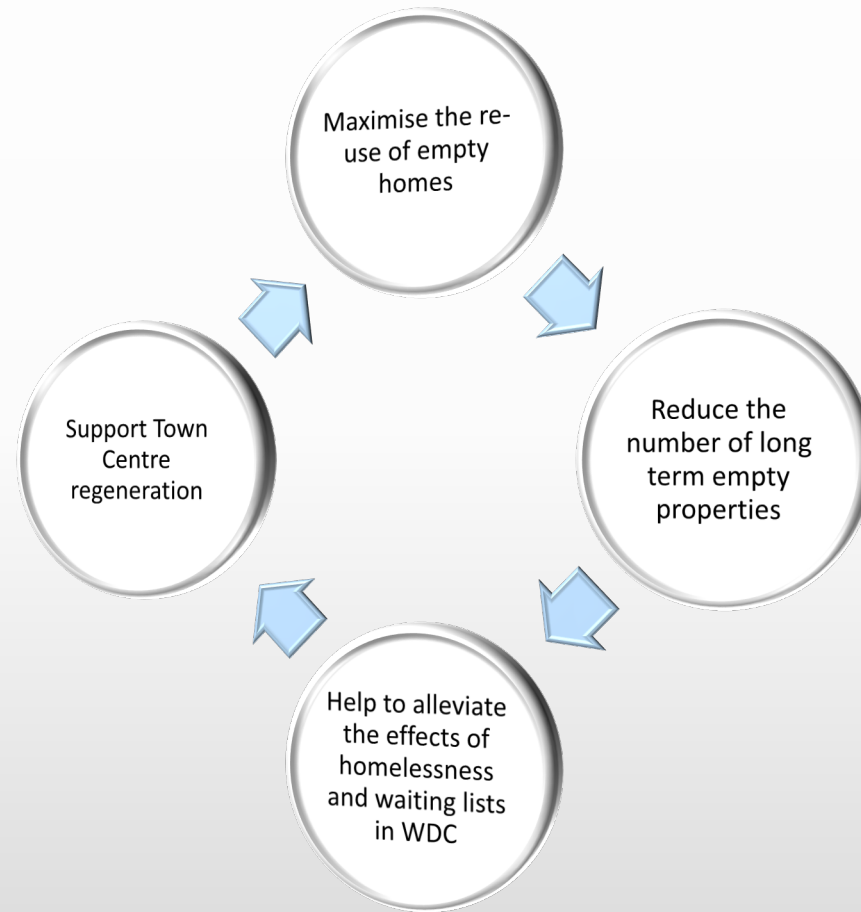
Why Bother with Empty Homes Work

- Long housing waiting lists in Scotland
- Demand outstrips supply
- 40,000 long term empty homes in Scotland
- Empty Homes Officer working in a shared service
- Targeted empty homes service
- Cost effective method of addressing housing supply
- Helps to tackle the blight of the empty homes in the area and aids community regeneration

What do we mean by Long Term Empty ?



WDC's Empty Homes Strategy



What can the Empty Homes Officer offer?

The Empty Homes Officer will take an approach to engaging with owners that involves:

- Advice and information;
- Financial and practical assistance; and
- Enforcement.

Scottish Empty Homes Partnership

- Funded by Scottish Government hosted by Shelter Scotland
- Encouraging councils to have a dedicated focus
- Share best practice and key learnings
- Recommendations to Scottish Government
- Starter grants available to interested Local Authorities



Numbers and Financial Implications

Properties brought back into use via direct engagement			
Year	Number of empty homes	Council Tax - Band D	Accumulated figure
2013/14	2	£1,163.00	£2,326.00
2014/15	6	£1,163.00	£9,304.00
2015/16	20	£1,163.00	£32,564.00
2016/17	16	£1,163.00	£51,172.00
2017/18	0 (post vacant)	£1,163.00	£51,172.00
2018/19	19	£1,233.83	£74,614.77
2019/20	31	£1,293.55	£114,714.82
Total of all years			£335,867.59
Works in progress to bring property back into use			
2019/20	34		

Case Study

- 3 Bedroom lower flat purchased as a buy back by a local Housing Association



Condition of property when purchased



Condition of property when purchased



Finished works



Finished Works



Case Study

- 3 Bed Semi-detached property sold on the open market



Condition at sale of house



Condition at sale of house



End Result



End Result



End Result



Case Study

- 2 Bedroom semi-detached bungalow, repossessed by lender



After EHO intervention



Before and After



Before and After



Any questions?

