



**Filling The Void**  
Empty Homes Strategy 2016/19

# **Empty Homes Strategy**

## **Linked to Council priorities**

Housing Growth Priority

Core Planning Strategy

# Leeds Philosophy

If it empty  
it is a potential home



# Leeds Approach

No single solution to the problem

There is limit to what the Council can achieve on its own



# What do we do?

Council tax – 150%

Monthly contact with all new LTE owners

Private Sector Leasing Scheme

# What do we do?

Loans – equity/interest free



# What do we do?

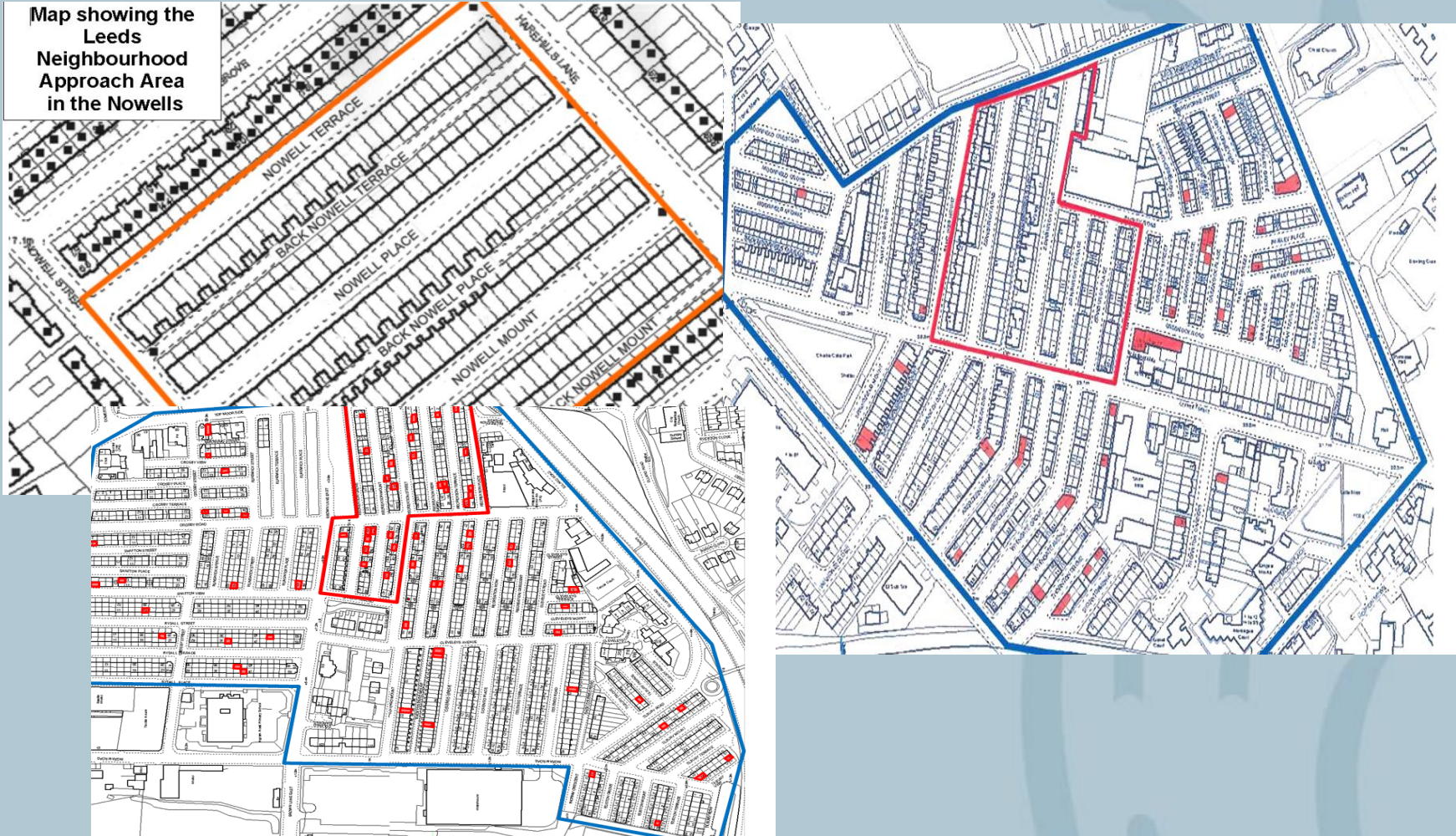
Dedicated Empty Home Team

Proactive enforcement

CPO/Enforced sales

# LEEDS NEIGHBOURHOOD APPROACH

Map showing the Leeds Neighbourhood Approach Area in the Nowells





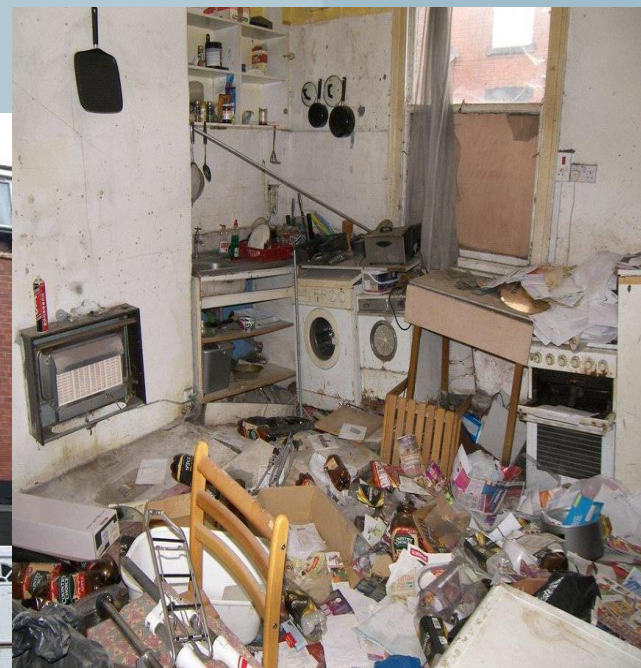
# Buy Back Scheme

□ £7m

□ 3 years

□ 100 empty homes

# Buy Back Scheme



# Partnership Working

# WIN WIN



# Why?

- Can do the things the Council can't
- Voluntary Sector is the preferred funding route
- Value for money

## Beeston housing project wins global award

Canopy, the Beeston-based self help housing charity has won a World Habitat Award.

Canopy shared the prize with Gyroscope, a similar charity working in Hull. They are the first based winners for over a decade. Both organisations are pioneers in a movement of UK housing providers called 'Self Help Housing'. These housing charities train homeless and vulnerable people to renovate abandoned properties and bring them back into use. The completed houses provide low cost homes for homeless local people who are homeless or in housing need. [You can find more here.](#)



# Why?

- Added value – its not just about the empty property



- Links to Council priorities

# The Third Sector in Leeds



# Empty Homes Doctor

- Free independent service
- Assists empty home owners on a one to one basis



The banner features a teal background with a white house icon containing a plus sign and the text 'Empty Homes Doctor'. To the right, the text 'Do you own an empty home?' is displayed in a large, bold font. Below this, a smaller line of text states: 'Since 2013 our Empty Homes Doctors have helped over 100 people like you to bring their home back into use.' A dark teal button with the text 'Access free support' is positioned below the text. On the right side of the banner, there are three white line-art icons of houses of varying sizes, with the smallest one having a thought bubble above it.

**+**  
Empty  
Homes  
Doctor

## Do you own an empty home?

Since 2013 our Empty Homes Doctors have helped over 100 people like you to bring their home back into use.

[Access free support](#)

# CLH - Why has it worked in Leeds

Strategic fit

Delivery

Relationships

Opportunities



# What have we done in Leeds

## Practical assistance

Support to deliver outcomes

References

Political support

Promotion of the sector

# What have we done in Leeds

## Financial support

Right to buy receipts



Loans

Leases



# Barriers

Legal

Resources

New way of working – need to show it worked

Capacity of the sector

**The Future**

**DELIVERY  
IS THE  
KEY**